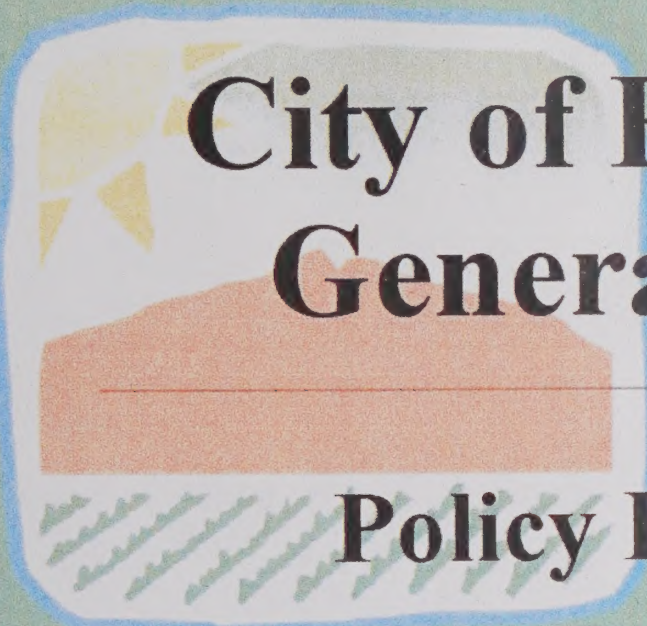


H E A R T   O F   S O L A N O   C O U N T Y



# City of Fairfield General Plan

## Policy Document

# FAIRFIELD



**June 2002**

C A L I F O R N I A

Oversized Map or Foldout not scanned.

Item may be viewed at the  
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2002  
0631  
[initials]

**City of Fairfield  
General Plan Land Use Diagram Revisions**

The attached pages describe revisions to the General Plan Land Use Diagram. These revisions include amendments that have been adopted by the Fairfield City Council. They may also contain corrections of errors that were identified by staff after the Diagram was printed.

Please note these changes when using the Land Use Diagram.

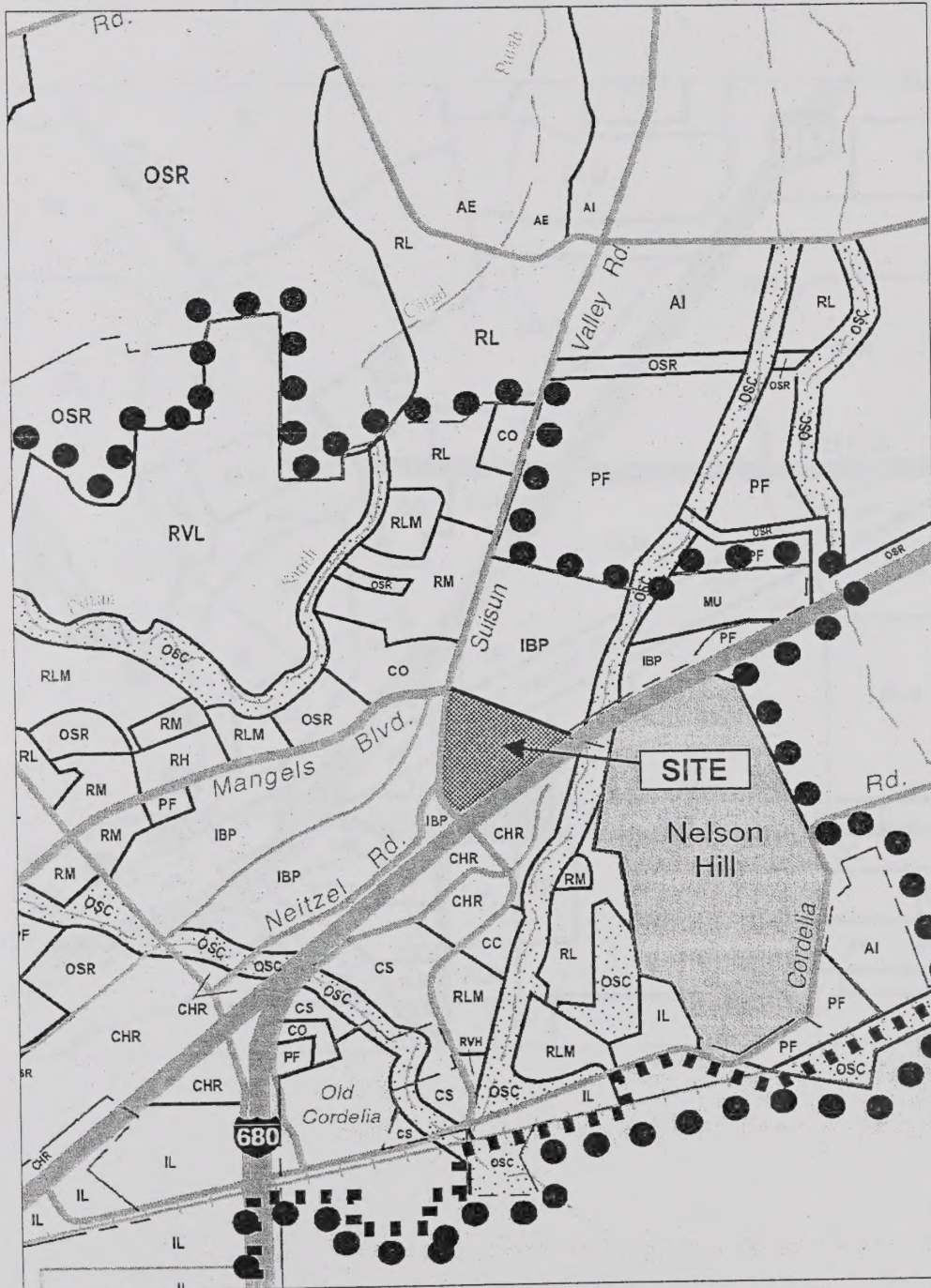
3/29/04

1994



# **General Plan Amendment Change to the Land Use Diagram**

The Fairfield City Council adopted Resolution 2003-118 on May 6, 2003 changing the Land Use Diagram designation of an approximately 23.9 acre site located on the east side of Suisun Valley Road, North of Interstate 80 from Industrial, Business Park (IBP) to Highway and Regional Commercial (CRH).



## **Legend**

### **Agriculture**

|           |           |
|-----------|-----------|
| <b>AI</b> | Intensive |
| <b>AE</b> | Extensive |

### **Open Space**

|            |              |
|------------|--------------|
| <b>OSR</b> | Recreation   |
| <b>OSC</b> | Conservation |

### **Residential**

|              |                          |
|--------------|--------------------------|
| <b>RVL</b>   | Very Low Density         |
| <b>RL</b>    | Low Density              |
| <b>RLM</b>   | Low-Medium Density       |
| <b>RLM-C</b> | Low-Medium Density (Cap) |
| <b>RM</b>    | Medium Density           |
| <b>RM-C</b>  | Medium Density (Cap)     |
| <b>RH</b>    | High Density             |
| <b>RVH</b>   | Very High Density        |

### **Commercial**

|            |                    |
|------------|--------------------|
| <b>CN</b>  | Neighborhood       |
| <b>CC</b>  | Community/CBD      |
| <b>CS</b>  | Service            |
| <b>CHR</b> | Highway & Regional |
| <b>CO</b>  | Office             |

### **Industrial**

|            |                            |
|------------|----------------------------|
| <b>IL</b>  | Limited                    |
| <b>IG</b>  | General                    |
| <b>IBP</b> | Business & Industrial Park |

### **Other**

|           |                    |
|-----------|--------------------|
| <b>PF</b> | Public Facilities  |
| <b>MU</b> | Mixed Use          |
|           | Special Study Area |

- Suisun Marsh Protection Boundary
- Urban Limit Line
- Vacaville-Fairfield-Solano Greenbelt Boundary



*Chrysomelidae*

1950

*Journal of Management Education* 30(6)

[illegible]

5-12-88

Source: *U.S. Census Bureau, Current Population Reports*.

1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the two main photosynthetic pigments in green plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis. Chl a is the primary pigment, while Chl b acts as an accessory pigment, transferring energy to Chl a.

|           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |       |
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Table 1. *Continued*

9. 6



# **General Plan Amendment Change to the Land Use Diagram**

The Fairfield City Council adopted Resolution 2003-25 on February 18, 2003 changing the Land Use Diagram designation of an approximately 8.9 acre site located on the north side of Texas Street, east of Beck Avenue from Highway and Regional Commercial (CRH) to Residential, Very High Density (RVH).



## **Legend**

### **Agriculture**

|    |           |
|----|-----------|
| AI | Intensive |
| AE | Extensive |

### **Open Space**

|     |              |
|-----|--------------|
| OSR | Recreation   |
| OSC | Conservation |

### **Residential**

|       |                          |
|-------|--------------------------|
| RVL   | Very Low Density         |
| RL    | Low Density              |
| RLM   | Low-Medium Density       |
| RLM-C | Low-Medium Density (Cap) |
| RM    | Medium Density           |
| RM-C  | Medium Density (Cap)     |
| RH    | High Density             |
| RVH   | Very High Density        |

### **Commercial**

|     |                    |
|-----|--------------------|
| CN  | Neighborhood       |
| CC  | Community/CBD      |
| CS  | Service            |
| CHR | Highway & Regional |
| CO  | Office             |

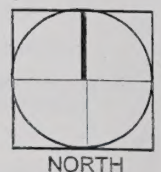
### **Industrial**

|     |                            |
|-----|----------------------------|
| IL  | Limited                    |
| IG  | General                    |
| IBP | Business & Industrial Park |

### **Other**

|    |                    |
|----|--------------------|
| PF | Public Facilities  |
| MU | Mixed Use          |
|    | Special Study Area |

- ■ ■ ■ Suisun Marsh Protection Boundary
- ● ● ● Urban Limit Line
- - - - Vacaville-Fairfield-Solano Greenbelt Boundary



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2002  
0631

# City of Fairfield General Plan

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## Policy Document

June 2002

Amended February 2003

(for Consistency with the Land Use Compatibility Plan for Travis Air Force Base)

Amended February 2004

(Land Use Element and Health and Safety Element)

2002 0631

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# Introduction

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## California General Plan Law

California law requires each city to adopt a comprehensive, long-term general plan for the physical development of the city. The general plan must be an integrated, internally consistent and compatible statement of policies for the city. General plans must include seven mandatory elements: land use, housing, circulation, open space, conservation, safety, and noise. General plans may also include other optional elements that the city feels are relevant. All elements of the general plan have equal legal status. The city may include in its general plan any land outside its boundaries which relates to its planning.

## Fairfield General Plan

The Fairfield General Plan includes the seven state-mandated elements and seven optional elements: Economic Development, Public Facilities, Urban Design, Travis Air Force Base Protection, Agriculture, Tri-City and County Cooperative Plan for Agriculture and Open Space, and Paradise Valley Areawide Plan. The planning area encompasses approximately 80,000 acres within and outside of the existing City limits. Therefore, the Fairfield General Plan is comprehensive both in terms of the land area and the range of elements that are included.

The General Plan includes several volumes, each published separately. Volume I is the Policy Document, which is described below. Volume II is the Technical Document and provides background information and technical data. In addition, an environmental impact report has been prepared which evaluates the impacts of the General Plan on the environment.

## Overview of the Policy Document

The sections that follow comprise the Policy Document for the seven mandated elements and the first five optional elements described above. The required open space and conservation elements have been combined into the Open Space, Conservation and Recreation Element; the required safety and noise elements have been combined into the Health and Safety Element. The remaining two optional elements of the General Plan are published as stand-alone documents.

Each General Plan element is organized in the same format: 1) an introduction which summarizes the intent of the element; 2) a set of goals, objectives, policies and programs for that element; and 3) a brief section of supporting text.

The key section of each element is the statement of goals, objectives, policies and programs. Each element has one or more goal statements. A goal is a direction-setter. It is an ideal future end, condition or state. Each element also includes a number of related objectives, policies and programs to achieve the goal of the element. An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. An objective should be achievable, while a goal may not be achievable. A policy is a

specific statement that guides decision making. It indicates a clear commitment of the City. A program is an action that carries out a policy. In each element, related objectives, policies or programs in other elements are cross-referenced.

The text presented in the Policy Document includes all revisions and amendments to the General Plan as of June 2002. As subsequent amendments to the General Plan are adopted, the date of the amendment is added to the footer of that page.









# Land Use Element

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## Introduction

The Land Use Element has the broadest scope of the seven mandatory elements. It plays the central role of correlating all land use issues into a set of coherent and consistent development policies. Its goals, objectives, policies, and programs relate directly to all the other elements. For these reasons, it is the most visible and most often used element. Although all general plan elements carry equal weight, the Land Use Element is often perceived as being the most representative of "the general plan".

As required by State Planning Law, the Land Use Element designates the proposed general distribution, location, and extent of land uses for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses of land. The emphasis is on the desired or intended future development of the City and the planning area.

The Fairfield Land Use Element includes this policy document, a land use diagram, and a technical document. The policy document sets forth the goals, objectives, policies, and programs for the various land use districts, including standards for population density and building intensity.

The Land Use Diagram maps the general proposed distribution of the land uses by land use categories described in the policy document. It is intended to serve as a general guide to the future land use distribution rather than as a parcel-specific map of allowable land uses. Zoning classifications, consistent with the land use categories, will be established for this purpose in the Zoning Ordinance and Zoning Map. The Land Use Diagram also maps the proposed transportation system. Policies regarding transportation are addressed in the Circulation Element.

The Land Use portion of the technical document, contained in Volume II of the General Plan, includes background information on the historical development of Fairfield and the Fairfield planning area and a description of the process of establishing the future land use patterns.



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## **Goals**

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**The goals of the Land Use Element are:**

**Preserve and enhance the City's desired physical character with well-balanced patterns of growth and development.**

**Create safe and viable neighborhoods with wide ranges of choices, services, and amenities.**

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## **Objectives, Policies & Programs**

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### **Objective LU 1**

**Achieve a level of population and employment which preserves and enhances the desired character of the City.**

#### **Policy LU 1.1**

Only allow development that is consistent with the Land Use Diagram and the Land Use Category definitions.

#### **Policy LU 1.2**

Provide a mixture of uses throughout the City that provide adequate housing, employment, shopping, and social and leisure activities for their respective populations. (See Policy CI 1.2)

#### **Policy LU 1.3**

Achieve an ultimate citywide jobs-housing balance equal to the jobs-housing ratio for the nine-county Bay Area. (See Objective ED 6, Objective HO 4, Policy HO 4.1, and Program HO 4.1 A)

### **Objective LU 2**

**Achieve a pattern of development that reinforces the City's desired image. (See Objective UD 4, Policy UD 4.1)**

#### **Policy LU 2.1**

Encourage the preservation of agricultural land surrounding the City and permanently preserve agriculture in the Suisun Valley. (See all policies and objectives in the Farmlands and Agriculture Element, Objective OS 1, Policies OS 1.1, OS 1.2, OS 1.3, OS 1.4 and OS 1.5, Programs OS 1.2 A, OS 1.2 B, OS 1.2 C, OS 1.4 A, and Rancho Solano North Master Plan Area Policy 6).



**Program LU 2.1 A**

*In order to protect agriculture and the visual character of Suisun Valley, the City, in cooperation with the County, shall establish an open space buffer along its perimeter. This buffer will serve to separate agriculture from development. Agriculture and recreational uses will be allowed within the buffer. This buffer shall incorporate existing landforms and features, such as the ridges east of Mankas Corner Road and Clayton Road, and groves of trees so as to take advantage of these features to visually screen development from the Valley. If existing features prove inadequate, the development shall use trees, berms, and other methods to minimize visibility from the Valley.*

**Program LU 2.1 B**

*The City, in cooperation with the County, shall establish similar buffers between productive permanent agricultural lands and development in other areas undergoing development.*

**Program LU 2.1 C**

*The City shall continue to work with the County to plan for the preservation of the hills to the west of Suisun Valley as open space.*

**Policy LU 2.2**

Preserve and promote the Central Business District as one of the City's social and cultural centers and as an economically viable retail, professional office, and residential district. (See Policy CI 7.3 and Policy ED 3.3)

**Policy LU 2.3**

Review and comment on all development proposals within the unincorporated areas of the City's sphere of influence and in neighboring cities.

**Program LU 2.3 A**

*After adoption of the Comprehensive Amendment to the General Plan, the City will request Solano County LAFCO to amend the City's sphere of influence to be consistent with the Urban Limit Line around the entire City.*

**Policy LU 2.4**

Establish and maintain a greenbelt buffer around the City. (See Objective OS 2, Policies OS 2.1, OS 2.2, OS 2.3, OS 2.4, OS 2.5)



### **Objective LU 3**

**Establish an urban limit line that allows development to be satisfactorily planned before it occurs.**

#### **Policy LU 3.1**

What is urban shall be municipal, and what is rural shall be within the County. Any urban development requiring basic municipal services shall occur only within the incorporated City and within the urban limit line established by the General Plan. (See Policy OS 1.6)

#### **Policy LU 3.2**

Where the urban limit line encompasses a master plan area, it may include land which will not ultimately be developed with urban uses. Once areawide plans are adopted for master plan areas, the urban limit line may be amended to exclude open space areas.

#### **Policy LU 3.3**

A voter initiative reaffirmed and readopted: (1) the "Travis Reserve" land use designation and the boundaries of the Travis Reserve shown on the General Plan Land Use Diagram; (2) the Urban Limit Line shown on the General Plan Land Use Diagram; (3) the General Plan text describing the uses permitted in the Travis Reserve land use designation; and (4) General Plan objective LU 3, Policies LU 3.1, LU 3.2, HS 9.2, and Program HS 9.2A, in effect as of October 11, 2002. These components of the General Plan are collectively referred to as the Travis Air Force Base and Fairfield Urban Boundary Policies and, through December 31, 2020, may be amended only by a vote of the people or as follows:

1. The City Council may amend the boundaries of the Urban Limit Line to exclude open space areas, provided that the amended boundaries are within or coextensive with the limits of the Urban Limit Line in effect as of October 11, 2002.
2. The City Council may redesignate to a different land use designation that portion of the land currently designated as Travis Reserve that lies west of North Gate Road/Burgan Boulevard and north of Air Base Parkway/Travis Avenue.
3. The City Council may amend Program HS 9.2A to refer to a new 60 dB CNEL maximum mission contour for Travis Air Force Base ("New Contour") adopted in either an Air Installation Compatibility Use Zone ("AICUZ") or an Airport Land Use Plan for Travis Air Force Base, provided that the amendment specifies that in the event that the New Contour is set aside or otherwise ceases to be in effect, the 60 dB CNEL maximum mission contour established in the 1995 AICUZ for Travis Air



Force Base shall apply for the purposes of Program HS 9.2A until such time as the New Contour is reinstated or the City Council amends Program HS 9.2A to refer to a different 60 dB CNEL maximum mission contour for Travis Air Force Base adopted in either an AICUZ or an Airport Land Use Plan for Travis Air Force Base.

4. The City Council may amend the Travis Air Force Base and Fairfield Urban Boundary Policies if it does so pursuant to a finding, based on substantial evidence, that the application of such policies to any specific property for which a development application has been submitted constitutes an unconstitutional taking of the landowner's property; however, any such amendment shall be made only to the extent necessary to avoid such an unconstitutional taking.
5. The City Council may reorganize, renumber, or reorder the Travis Air Force Base and Fairfield Urban Boundary Policies, provided that the Travis Air Force Base and Fairfield Urban Boundary Policies remain in the General Plan.

#### **Objective LU 4**

**Achieve a rate of growth that is consistent with the provision of public facilities and services, that balances jobs and housing, and that does not result in the degradation of the natural environment. (See Objectives CI 1, PF 1, and ED 3)**

##### **Policy LU 4.1**

Expand the city limits only in conformance with the Comprehensive Annexation Plan.

##### ***Program LU 4.1 A***

*Update the Comprehensive Annexation Plan every five years or when there are significant changes. Continue to incorporate infill development and agricultural preservation policies into the Comprehensive Annexation Plan update, according to the standards of the Local Agency Formation Commission.*

##### **Policy LU 4.2**

Development proposals shall be reviewed for provision of public facilities and services and environmental impacts. (See Policies PF 1.1 and PF 1.2)

##### **Policy LU 4.3**

The content of all areawide plans shall be reviewed and approved by the Planning Commission prior to their preparation.



#### **Policy LU 4.4**

Development east of Claybank Road and north of Airbase Parkway shall occur in a logical and orderly pattern, and avoid creating discontinuous islands of development which cannot be economically served with a full range of urban services and facilities.

#### **Objective LU 5**

**Participate and cooperate in regional planning activities.**

##### **Policy LU 5.1**

Cooperate with appropriate jurisdictions in the preparation of State-mandated regional plans, such as the Congestion Management Program, the Clean Air Plan, and the Source Reduction and Recycling Element. (See Policies CI 2.2, CI 12.1, CI 12.2, and PF 13.2)

##### **Policy LU 5.2**

Monitor proposals for regional government and review them for positive and negative impacts on the City.

##### **Policy LU 5.3**

Explore the establishment of a regional open space body, such as a new open space district, to be responsible for acquiring and managing permanent open space. (See Policy OS 11.5, Programs OS 11.5 A, OS 11.5 B, Policy OS 11.6, and Program OS 11.6 A)

##### ***Program LU 5.3 A***

*Assign the Open Space Commission the task of working with other governmental agencies to assist in determining the mechanism(s) for open space preservation.*

#### **Objective LU 6**

**Achieve a maximum public value from permanent open space, recognizing and providing for different types of open space users. (See Objective OS 11 and Policies OS 11.1, OS 11.2, OS 11.3, and OS 11.4)**

#### **Objective LU 7**

**Achieve a maximum amount of open space land permanently available to citizens of Fairfield. (See Objective OS 3, Policies OS 3.1, OS 3.2, Program OS 3.2 A, and Objective OS 4)**

#### **Objective LU 8**

**Develop and maintain a pattern of residential land uses which provides for a variety and balance of densities and opportunities for a mixture of different dwelling and tenure types. (See Policy HO 1.1)**



### **Policy LU 8.1**

Residential development shall be consistent with the gross density ranges included in the Land Use Diagram. Lower densities may be permitted only when the City Council makes all of the following findings:

- A. The development would be compatible with the surrounding neighborhood and would not have a detrimental effect on existing or future multi-family development.
- B. The development would be equal or superior to the higher density development with respect to site planning and to preservation of natural topography, mature trees, and other natural resource.
- C. The density reduction will not prevent the City from achieving its goals for low and moderate income housing as defined in the Housing Element.

Higher densities may be permitted that are consistent with State density bonus requirements.

### **Objective LU 9**

**The City should endeavor, in cooperation with relevant jurisdictions, to preserve the availability of rural living environments.**

#### **Policy LU 9.1**

Very low density residential development shall be encouraged in transition areas within the City's urban limit line. The intent is to provide a transition between agricultural or rural areas and urban development.

#### ***Program LU 9.1 A***

*Develop zoning district classifications which provide for large lot subdivisions with minimum lot sizes of 1/2 acre or greater.*

### **Objective LU 10**

**Provide single family residential neighborhoods with a variety of cost ranges dispersed throughout the City.**

#### **Policy LU 10.1**

Where infill development is proposed, the character, scale and density of existing single-family residential neighborhoods should be preserved in the new development. (See Policy UD 3.3)

**Policy LU 10.2**

Large scale single-family residential development shall include a mixture of density and dwelling types, consistent with its land use designation and density range.

**Policy LU 10.3**

Ancillary uses permitted in single-family residential neighborhoods, such as public facilities, day care centers, and churches, shall have minimum negative impact on the neighborhood.

***Program LU 10.3 A***

*Adopt design and performance guidelines for the location of public facilities in residential neighborhoods.*

**Policy LU 10.4**

New single-family residences shall be constructed at a size and scale that is compatible with the size of the lot.

***Program LU 10.4 A***

*Incorporate standards into the Urban Design Plan to ensure that single-family development is at a size and scale that is compatible with the size of the lot and surrounding area.*

**Objective LU 11**

**Provide multi-family ownership and rental units in a variety of cost ranges dispersed throughout the City.**

**Policy LU 11.1**

Encourage the development of a wide variety of higher density multi-family residential uses. (See Policy HO 1.3)

***Program LU 11.1 A***

*Continue to implement incentives to provide density bonuses or other similar measures to encourage the development of high density multi-family residential uses. (See Policy HO 2.4 and Program HO 2.4 A)*

**Policy LU 11.2**

Multi-family residential land uses shall be developed with a balance of open space, landscaping and recreational amenities and shall be accessible to commercial and recreational areas, and public transportation facilities.



### **Policy LU 11.3**

Mobile homes shall be considered multi-family residential land uses. High standards of development and maintenance with respect to the provision of recreation and open space, landscaping and the exterior appearance of the units shall apply to their development. (See Program HO 1.3 C)

### **Objective LU 12**

**Encourage special residential opportunities to meet the needs of the City's residents. (See Objective HO 7)**

#### **Policy LU 12.1**

Special residential land uses, such as senior housing, shall be distributed throughout the City to assure their accessibility to activity centers and shopping areas and to provide the option of continuing to reside in neighborhoods of mixed economic, ethnic and age groups. For projects located on the periphery of the City that house senior citizens or the mobility impaired, special transportation, such as vans, shall be required to be provided by the project.

### **Objective LU 13**

**Minimize conflicts between land uses.**

#### **Policy LU 13.1**

New development shall preserve and enhance, to the extent possible, the existing natural vegetation, landscape features, and open space.

#### **Policy LU 13.2**

Appropriate buffers shall be established between industrial and nonindustrial lands. (Policies HS 9.3, HS 9.4, HS 9.5 relate to noise impacts. Policies HS 7.4, 7.5, and 7.6 relate to hazardous materials. Objective HS 8 and Policies HS 8.2, HS 8.3, HS 8.4 and HS 8.5 relate to emergency preparedness. Policy OS 8.1 relates to air quality. Policies ED 2.5 and CI 1.1 relate to traffic.)

#### **Program LU 13.2 A**

*Adopt standards and criteria for locating nonindustrial development in proximity to heavy industrial development that ensures the protection of the public health, safety and welfare and the economic viability of the industrial development. These standards and criteria shall include noise, hazardous materials, emergency response and evacuation, air quality, odors, light and glare, traffic, and visual quality. (See Policy ED 2.1)*



**Policy LU 13.3**

Proposed land uses shall be consistent with the land use compatibility criteria, maps, and policies of the Travis Air Force Base Land Use Compatibility Plan and the Land Use Compatibility Plan for the Travis Aero Club incorporated into this General Plan. (See Objective HS 5, Policies HS 5.1, HS 5.2, HS 5.3, HS 9.2 and ED 1.9)

**Program LU 13.3 A**

*If the Air Force decides to relocate the Aero Club landing strip, the City shall assist the Air Force and any affected developers in moving the strip to another location, away from existing or projected urban development.*

**Program LU 13.3 B**

*Until such time that the existing Aero Club facility can be relocated, new development should comply with the Land Use Compatibility Plan for the Travis Aero Club as amended on February 25, 1998.*

**Program LU 13.3C**

*If the Aero Club facility relocates, then the density range for residential development located west of Walters Road in Compatibility Zone C, as defined by the Land Use Compatibility Plan for Travis Aero Club, will increase to 8-15 units/acre.*

**Policy LU 13.4**

Retail uses shall only be permitted in industrial areas as a secondary use to a permitted use, such as manufacturing. Retail and service uses which serve the employees of the area may also be permitted. (See Policy ED 2.3)

**Program LU 13.4 A**

*Develop guidelines for allowing retail in industrial areas. (See Program ED 2.3 A)*

**Policy LU 13.5**

Home occupations may be permitted in residential areas where the use is clearly incidental and secondary to the use of the residence for dwelling purposes and where the requirements of the Zoning Regulations for home occupations are met. (See Policy ED 1.4)

**Objective LU 14**

**Develop sufficient employment generating uses to maintain a positive City fiscal condition and housing balance. (See Objective ED 1)**



**Policy LU 14.1**

Areas designated for industrial use on the General Plan Diagram should be held for such use to assure that there will be sufficient industrial land available to create an economic base in support of the costs of providing on-going public services. A slow pace of industrial development shall not be construed as justification for utilizing lands designated for industrial use for another type of urban use.

**Policy LU 14.2**

A variety of employment areas shall be provided in which industrial and commercial activities will contribute to the continued economic welfare of the people of the City and to stable economic and tax bases for the City. (See Policy ED 1.1)

**Policy LU 14.3**

Commercial areas shall be provided to accommodate the needs of the City's present and anticipated population. (See Objective ED 3)

**Policy LU 14.4**

New strip commercial development shall be discouraged. (See Policy ED 4.2)

**Policy LU 14.5**

The 18-acre mixed use site located at the northeast corner of Airbase Parkway and Claybank Road shall include office, specialty services and retail uses. Prior to zoning the site, the property owner shall conduct a marketing study to identify uses and services for the site. The neighborhood shopping center to the north of the site shall be given priority for neighborhood-serving retail and services.

**Objective LU 15**

**Preserve identified prominent topographical features, including ridgelines, steep slopes and hillsides; and natural features such as tree stands and riparian areas. (See Objective OS 6, Policies OS 6.1, OS 6.2, OS 6.3, OS 6.4 and OS 6.5, Programs OS 6.3 A, OS 6.4 A, OS 6.4 B, OS 6.5 A and OS 6.6 A, Objective UD 5, and Policies UD 5.1 and UD 5.2)**

**Objective LU 16**

**Development of identified hillside areas should be sensitive, to preserve natural features. (See Policies OS 6.2, OS 6.3, Programs OS 6.3 A, OS 6.4 A, OS 6.4 B, and Policy UD 5.3)**

## **Objective LU 17**

**Encourage mixed use development that provides for an integrated mixture of residential and employment-generating uses within the same structure. (See Policy HO 1.5)**

## **Objective LU 18**

**Encourage infill development and compact growth.**

### **Policy LU 18.1**

Utilize land within the existing city limits as efficiently as possible, allowing for a wider variety of housing types and densities within the same zone district, and economical use of public services and infrastructure.

### **Policy LU 18.2**

Provide incentives and support projects that are designed to encourage compact growth and higher densities while providing amenities such as bike paths, parks and pedestrian parkways as densities increase.

#### ***Program LU 18.2A***

*Amend the Zoning Ordinance to facilitate development of projects with higher densities and increased number and quality of pedestrian and transit-oriented amenities.*

### **Policy LU 18.3**

Encourage pedestrian and/or transit-oriented projects at unit densities that make transit feasible. Evaluate planned land uses around transportation centers to assess the feasibility of a high-density residential project oriented to transit.

#### ***Program LU 18.3A***

*Revise the City's zoning ordinance to permit residential and higher-end commercial land uses within the same district, provided the uses are integrated as a mixed-use development with shared parking and pedestrian-oriented amenities.*

### **Policy LU 18.4**

Establish a program to reduce fees for infill development which meets a predetermined set of development criteria consistent with the City's goals for compact growth.



**Program LU 18.4A**

*Encourage nodes of higher housing densities in areas served (or readily available) by the existing range of urban services including utilities, transit stops, neighborhood shopping and public services. Establish an incentive program whereby sites which meet the above criteria are given priority in the City's project approval process and the allocation of affordable housing funds from redevelopment set aside and federal HOME funds programs.*

**Program LU 18.4B**

*Encourage secondary dwelling units on existing owner-occupied single-family lots to accommodate the housing needs of the extended and multi-generation family and to provide an affordable housing alternative in existing neighborhoods. (See Policy HO 2.8)*

**Objective LU 19**

**Encourage intensification in downtown and central Fairfield.**

**Policy LU 19.1**

Reinforce the economic vitality of the core by maximizing the number of residents in close proximity to it, and encouraging development of new ownership housing opportunities in downtown.

**Policy LU 19.2**

Encourage the development of live-work spaces in the CD and CM districts in downtown Fairfield.

**Program LU 19.2A**

*Provide economic incentive (taxes, priority in participation in MCC's, etc.) for development of new mixed-use residential and commercial retail development in the CD and CM districts downtown.*

**Program LU 19.2B**

*Re-designate vacant land within Central Fairfield, in particular the RM district south of downtown, for higher density uses and mixed use and provide incentives for assembling smaller parcels to create feasible infill projects.*

**Policy LU 19.3**

Allow street parking spaces adjacent to properties to be counted toward meeting the parking requirements for new residential and mixed-use projects near the downtown but outside the P-1 Parking Overlay District.

# **Policies for Master Plan Areas**

Following are descriptions and specific policies for the three Master Plan Areas. As described in the section on future land use, Master Plan Areas are special study areas which have the potential for urban development, but are presently constrained by a variety of existing factors.

## **Rancho Solano North**

### **Introduction**

The Rancho Solano North Master Plan Area is identified on the Land Use Diagram as an approximately 2,000-acre undeveloped area north and east of Rancho Solano, and land north of Rolling Hills.

All of this land is unincorporated, and is on moderate to steeply sloped hillsides varying from 200 to 800 feet in elevation. None of this land is now served by urban sewer or water service.

### **Areawide Plan Mandate**

1. An areawide plan shall be prepared for the entire master plan area, including Tooby Ranch, Hopkins land, Sengo Ranch, and all other land shown in the Land Use Diagram.
2. The areawide plan shall evaluate the open space and development potential of all the land without regard to property lines.
3. Preparation of the areawide plan will include a citizen participation effort, involving citizens and property owners representing a wide variety of interests and backgrounds.
4. Development in the area shall be comprehensively planned through the areawide plan with unified design concepts.

### **Suisun Valley Agriculture Protection**

5. New development and traffic improvements shall not conflict with the existing agricultural and farming activities in Suisun Valley.



6. New development shall be physically separated from farmland and agricultural uses. In order to protect existing farmland and farming activities from urban development, an open space and recreation buffer shall be established along the perimeter of the Valley. Only agricultural or passive recreational uses will be allowed in this buffer. (See Policy LU 2.1 and Program LU 2.1 A)
7. No new streets shall be built which intersect Clayton Road. All new roads and streets serving new development shall connect into the existing City street system.

### **Scenic Preservation**

8. Golf course, housing, roads, or other forms of urban development visible from Mankas Corner Road or Clayton Road; any proposed hillside or ridgeline development; and lighting on hillsides shall be minimized and mitigated by natural visual barriers, such as mounds, trees, etc.

### **Natural Resources**

9. Significant wildlife habitats and watersheds shall be preserved and protected.

### **Urban Limit Line**

10. The City's urban limit line shall ultimately follow the path of final development. Until an areawide plan for the master plan area is prepared, the urban limit line shall extend to the master plan area's outer boundaries, but exclude any agricultural lands subject to the agreement between the City of Fairfield and Solano Irrigation District. Once the areawide plan is adopted, the urban limit line shall be configured to follow the outermost fringe of urban development at buildout. All land located beyond the ultimate urban limit line, as approved in the areawide plan, shall not be included in the City's sphere of influence and shall not be annexed by the City in the future.

### **Open Space and Recreation**

11. Creation of a regional nature park similar to Rockville Hills Park shall be incorporated into the areawide plan for the master plan area.
12. An integrated trail system shall be built which serves hikers, runners, bicyclists, equestrians, and those with special recreational needs.



## **Public and Site Improvements**

14. All infrastructure improvements, such as sewer and water facilities, roads and streets, street lighting, and storm drainage improvements, shall be designed to visually blend into the natural setting.
15. All property designated for development in the master plan area shall be subject to a Mello-Roos district or other financing mechanisms capable of paying for all major public improvements, including open space acquisition, parks, roads, sewer and water lines, and storm drainage improvements.
16. Site grading shall be done in a manner to minimize damage to natural land features and existing topographical contours. Substantial disturbance of existing features and contours shall only be allowed when the visual quality of the development is enhanced.
17. Site improvements and development in hillside areas shall comply with the Hillside Management Guidelines.

## **Policies for Nelson Hill**

### **Introduction**

Nelson Hill is a prominent landform located south of I-80, nearly one mile east of the I-680/I-80 interchange. Total acreage includes 230 wooded acres on elevations ranging from 60 to 300 feet. Slopes on the sides of the hill vary from moderate to very steep, with gentle grades on the west side. Only the north side and the hilltop are sparsely wooded. A City water reservoir is located at the northeast corner of the hill.

The top of the hill was quarried for nearly 100 years. Although not presently in operation, the quarry could be reactivated at any time, since the quarrying rights are permanent. In October 2000, Solano County and the quarry owners entered into an agreement that set operating conditions for the quarry. The conditions establish operating hours for mining activity and truck hauling. In addition, the conditions establish a maximum annual production of 242,000 tons.

The Land Use Diagram designates this site as a Master Plan Area. It is intended for a combination of residential and open space uses. Any development of Nelson Hill will be limited in order to protect prominent ridges, significant tree stands, steep elevations, and highly visible locations as permanent open space and recreation resources.



## **Master Development Plan**

(See Policy OS 6.8)

1. The General Plan designation of the area is low density residential/open space.
2. After adoption of the General Plan, a master development plan will be prepared for the entire Nelson Hill site. This plan shall evaluate the open space, recreation, and residential development potential of all land.
3. Development shall be comprehensively planned and integrated with the adjoining residential designated properties to the west; particularly with respect to circulation.

## **Open Space Preservation**

4. Significant ridgelines, steep slopes, and native trees shall be protected from urban development and shall be preserved in their natural state. Site improvements and development shall not be located within prominent viewsheds. Any development on the hilltop shall be situated as not to be visible from surrounding areas.
5. As part of the master development planning process, land shall be dedicated for a City park. This land shall include a site to be located at the southern portion of the top of Nelson Hill, affording views of the Suisun Marsh and allowing access for handicapped, elderly, or very young persons not able to hike from the bottom of the hill.
6. On site open space shall be required as a condition of development approvals. Land to be dedicated shall also include the wooded hillsides at approximately sixty feet elevation and higher, and other significant open space resources. As part of the master development planning process, a publicly accessible trails system shall be designated. Trails shall be located at the higher elevations of the hillsides, preferably within wooded areas. These trails shall be designed to ultimately connect with the Linear Park.
7. No development shall be allowed at the northeast corner of the site which adjoins Suisun Valley agricultural land.

## **Public and Site Improvements**

8. All infrastructure improvements, such as sewer and water facilities, roads and streets, street lighting, and storm drainage improvements, shall be designed and located to visually blend into the natural setting.



9. The area shall be subject to a Mello-Roos district or other financing mechanisms designed to pay for major citywide public improvements, including open space acquisition and transportation improvements.
10. Site grading, including pad preparation, road construction, and retaining walls, shall be done in a manner to: minimize damage to natural land features, conform to existing topographical contours, be visually unobtrusive from surrounding viewsheds, and protect native nature trees.
11. Existing old rock walls, including the wall along the property line between the Nelson Hill land and adjoining property to the west, should remain undisturbed, except for any necessary street or utility improvements. Any street or utility easements shall be aligned as not to interfere with the integrity of these walls. (See Policy OS 6.10)

## **Peabody-Walters Master Plan**

The Peabody-Walters Master Plan was adopted on September 6, 1994 for the area east of Claybank Road and north of Air Base Parkway. The Master Plan establishes specific policies and standards for this area. Future uses for land within the Master Plan area are identified on the General Plan Land Use Diagram.

## **Policies for the Cordelia Area**

The following policies were included in the Cordelia Area Specific Plan, which was repealed in 1999. These policies apply to land that was formerly addressed in that plan.

### **Open Space/Agriculture**

1. The location of open space corridors may vary from those depicted on the diagram except when the location is fixed by such features as an earthquake fault zone, PG&E power line, natural topographic or vegetative feature, along the Urban Limit Line, or divides land uses. The width and location of the open space corridor over the earthquake fault zone shall be determined by geotechnical studies.
2. The minimum size of a residential lot abutting land designated as Intensive Agriculture shall be 1/4 acre.



3. The use of the extensive agricultural land which lies between I-680 and Suisun Marsh shall be limited to those agricultural operations which are harmonious with the adjoining marsh and wetland area. Examples of acceptable uses include grain and hay crop production and irrigated and non-irrigated pasture.
4. There shall be an open space corridor with a minimum width of 50 feet along the Urban Limit Line when abutting areas designated Intensive Agricultural by the plan.
5. When development occurs adjacent to areas designated as Extensive or Intensive Agriculture, fencing shall be installed which is designed to discourage trespassing onto such agricultural properties.
6. Ridge lines and riparian areas shall be retained in open space uses.
7. The environmental quality of Suisun Marsh shall be protected and enhanced through a combination of land use regulation and construction of public facilities. Activities within and adjacent to the marsh shall generally be limited to the following: nature-oriented recreation, hunting, fishing, wildlife habitat, low-speed boating, and only those specific types of agricultural operations which will avoid alteration of topography, vegetation, watercourses and soil-water relationships.

### **Commercial Development**

8. In Cordelia, the City shall not approve a disposition and development agreement or other discretionary permit for commercial development which is greater than 10,000 sq.ft. or which generates more than 150 daily trips if calculated Levels of Service at the time of said approval at any major intersection, as defined in Section 6.1 of the Green Valley Settlement Agreement, is either operating at a level of service lower than LOS D, or would operate at a level of service lower than LOS D, as a result of the proposed approval in combination with existing traffic levels and projected traffic from the projects described in Section 1.29 of the Green Valley Settlement Agreement and all other approved residential and commercial projects in Cordelia.

### **Industrial Development**

9. Through its programs and capital expenditures, the City shall encourage industrial development which is both capital and labor intensive. Warehouse, distribution, and other similar uses shall be given a lower priority by the City.



## **Old Town Cordelia**

10. Prior to the rezoning or rezoning of any land within Old Town Cordelia, a development plan for the entire area shall be approved by the City. The development plan shall specify the location and type of land uses, public rights-of-way, and development regulations and standards.
11. Annexation to the City of Fairfield of any portion of Old Town Cordelia shall not occur until the development plan is approved.
12. The architectural design of any new buildings within Old Town Cordelia shall reflect its historic character.

## **Urban Design**

13. An Urban Design Plan shall be prepared for Cordelia.
14. Until adoption of the Urban Design Plan, the following interim measures shall apply to all areas within the Cordelia Specific Plan Area except for those areas north of I-80 and west of Suisun Valley Road which shall comply with the Design Standards of the North Cordelia Area:
  - At the time of initial development, design themes shall be established for residential neighborhoods, industrial parks, and commercial centers. The theme may focus on building materials, color, architectural style, landscaping or lighting.
  - The selection of the variety of street trees and planting pattern along arterial and major collector streets shall be in accordance with a master street tree plan.
  - For commercial, industrial, and multi-family residential projects there shall be at least one tree per 20 lineal feet of street frontage, exclusive of any required landscaping within parking areas or adjacent to buildings.
  - Monument and ground signs will be required for all non-freeway oriented signs. Sign height and area shall be limited to the minimum necessary to identify a business without creating sign clutter or detracting from the natural amenity of the area.
  - All required landscaping shall be maintained in a healthy and attractive condition.



- All buildings, structures, and parking areas shall be maintained in a sound and attractive condition.
15. A neighborhood corridor shall have a minimum width of 50 feet to a maximum of 150 feet. Improvements shall consist of paths, lighting, fencing, and landscaping. Continuous fencing on both sides of the corridor shall generally be avoided. Construction and maintenance shall be the responsibility of private development. The location, width, and design of neighborhood corridors shall be subject to approval by the City, which shall take into consideration the street and lot pattern, adjacent land uses and topographic conditions.
16. The design of the following street shall have rural elements, such as the absence of standard curb, gutter and sidewalk, in order to maintain the character of an area, unless a rural design would be detrimental to the public health, safety, and welfare.
- Green Valley Road, north of future Mangels Boulevard;
17. The width of public right-of-ways and paving may be reduced in hillside areas in order to avoid excessive grading.
18. Any required noise barriers shall be designed with a varied height, form and location to avoid a monotonous wall-like effect. Landscaped berms or a combination berm and wall may be required.
19. Development abutting or highly visible from I-80 and I-680 shall have superior design with respect to architecture, building materials, landscaping, and site planning. Examples of superior design include, but are not limited to:
- Use of front-face quality materials and design of all building elevations visible from the freeways.
  - Screening of parking and other expansive paved areas through use of berms, low walls and landscaping.
  - Prohibition of outdoor storage of materials visible from the freeways.
  - Creativity in the relationship between buildings and structures.
  - Use of water, sculptures and other special features.
  - Distinctive and innovative landscaping plans.

20. Major collector streets shall have sidewalks separated from the curb by a parkway strip with a minimum width of six feet.
21. In order to preserve significant resources in Old Cordelia and the rural character along the south and east sides of Nelson Hill, the City will study alternatives to widening Cordelia Road in its existing alignment

### **Traffic Analysis**

22. For all development north of Interstate 80 the level of Service shall be calculated as defined in Section 6.1 of the Green Valley Settlement Agreement for as long as it remains in effect. Prior to any approvals within this area and annually thereafter, the City shall measure the existing Level of Service and calculate future levels. This calculation shall be done as defined in Section 6.1 and 6.2 of the Settlement Agreement. The results of these calculations shall be reported to the Planning Commission and City Council for project review and periodic review not more than twelve (12) months apart.



# Supporting Text

## History and Existing Setting

Fairfield is located along the I-80 corridor in the County of Solano between the rapidly growing San Francisco Bay and Sacramento areas. (See Exhibit LU-1) The City is surrounded by undeveloped hills on its western and northern borders. To its east and northeast are grazing and prairie grasslands. To the south, beyond the neighboring city of Suisun City, is the largest remaining wetland around San Francisco Bay, the Suisun Marsh. Suisun Valley, one of the county's most productive and intensive agricultural regions, adjoins Fairfield and separates the central city from the Cordelia planning area.

Over the decades, the city's character has gradually evolved. Beginning as a small farming-related community, Fairfield became the Solano County seat in 1858. In the early 1940's, Fairfield began to take on the identity of a military town, when military operations began at Travis Air Force Base. In the past few decades, it has also become a major business and retail center for Solano County and has experienced rapid growth of new residential neighborhoods.

Presently, Fairfield is characterized by three distinct communities: Cordelia, central Fairfield, and the Travis Air Force Base/Northeast area. Table LU-1 includes a summary of existing and projected population, housing and employment.

Central Fairfield is bounded by Suisun Valley on the west, the Vaca Mountains and Cement Hill on the north, Claybank Road on the east, and the City of Suisun or Union Pacific railroad tracks on the south. This area contains the City's oldest residential neighborhoods as well as new, more upscale housing. It also includes a number of commercial and industrial areas and serves as the center of County and City government.

Cordelia is located to the west of Central Fairfield around the I-80/I-680 interchange and is connected to Central Fairfield by I-80, Cordelia Road, Rockville Road and the linear park bike trail. Suisun Valley, an intensive agricultural area, separates Cordelia and Central Fairfield. A Specific Plan for the planning area was adopted in 1974, calling for a master planned, self-sufficient community. This plan was later amended in 1986 and repealed in 1999. Relevant policies from the plan were added to the Land Use Element of the General Plan.



The Travis/Northeast area includes Travis Air Force Base and land generally located east of Clay Bank Road and north of Air Base Parkway. Used for military operations since the early 1940's, Travis Air Force Base (AFB) has influenced the character and economic profile of the city. Originally located five miles east of the city, the base is becoming connected to central Fairfield by development that has progressively extended eastward. Much of the remainder of the Northeast area is vacant. However, there is an area of heavy industrial development along Huntington Drive. In addition, various manufacturing and service commercial uses are located along Peabody Road and Cement Hill Road in the unincorporated County.

## **Future Land Use – The Livable City Concept**

Through the Land Use Diagram, Goals, Objectives, Policies, and Programs, the Land Use Element is a plan for future development of the City to the year 2020. This plan is a response to the unique issues, opportunities and constraints that face the community. Some of the key issues which the element addresses are amount and rate of growth, distribution and location of future land uses, and extent of future City boundaries. These issues, and others, are resolved in the context of a variety of opportunities and constraints, such as availability of vacant land, availability of public services and facilities, the existing pattern of land uses, and the natural environment.

Past strategies for future development have emphasized annexation of undeveloped land and establishment of unique identities for the western, central and eastern areas of the city. The experience of other cities, however, has demonstrated that this type of growth pattern plays an important role in causing urban sprawl. Symptoms of sprawl include the loss of productive farmland, increased parking and infrastructure requirements, increased traffic, and a growing inability to access basic services without the use of an automobile.

With this in mind, the Land Use Element is based on a future scenario known as the "Livable City" concept. This concept envisions the city developing in a manner that promotes a more compact and efficient land use pattern, and places less emphasis on development that necessitates use of the automobile. In particular, the Land Use Element incorporates the following concepts:

- Fairfield will remain an important center in Solano County for government, business, and commerce. The downtown area will become a stronger center for the entire City.



- There will be a strong commitment toward protection of agricultural areas outside the Urban Limit Line and to the separation from other urban areas in the County.
- Future development will largely occur within the existing City limits. Limited development will be proposed outside the City limits, primarily to achieve certain related objectives that are difficult to achieve within the existing city limits. Examples include the establishment of a large technology-related industrial center and the development of a regional open space park north of the City.
- Incentives will be provided for concentrated development of infill areas within the existing City boundaries. These incentives will include modifications to development regulations and city fees.
- There will be a greater emphasis than in the past on pedestrian-oriented development (POD) and transit-oriented development (TOD).
- The existing separation of the western, central and eastern areas of the city will become more connected, with emphasis on a common city identity, and citywide diversity in development. However, areas that will remain remote from central Fairfield and downtown, such as Cordelia, would have high quality governmental services, recreation, shopping and employment.
- There will be a citywide balance of jobs and housing, with an emphasis on diversity in jobs and housing options. The desired citywide ratio should be consistent with the desired overall ratio for the nine-county Bay Area, established by recent policy decisions of the Association of Bay Area Governments.
- The City will provide high quality services and infrastructure in accordance with adopted standards.

The Land Use Diagram includes an "Urban Limit Line" which represents the ultimate limit of the City. Policies in the Land Use Element direct that urban development be confined within this Urban Limit Line. The Urban Limit Line spells out a commitment on the part of the City of Fairfield to respect the integrity of the surrounding non-urban areas. This intent is an integral part of the Livable City concept, which envisions Fairfield being surrounded by a greenbelt buffer of open space, clearly separated from the other cities of Solano County.



The Livable City concept, as represented by the Land Use Diagram, contains a range of land use categories, which are discussed below. The diagram also includes three Master Development Plan areas. These include Nelson Hill, located in the Cordelia area, Rancho Solano North, located west of Interstate 80, and Peabody Walters, located in the eastern part of the City. Master Plan areas are special study areas surrounding the community which have the potential to become urban areas, but are presently constrained by a variety of existing factors. Distinct circumstances must occur in order for master plan area development to be triggered. A General Plan Amendment and the adoption of an Areawide Plan would be required for these areas before development would occur. The Land Use Element includes specific policies for each of the master plan areas.

On September 6, 1994, a Master Plan was adopted for Peabody-Waters. The Master Plan includes specific policies governing this area. The Master Plan also establishes land uses designations for this area. The General Plan land use diagram includes the land use designations established by the Master Plan.

Table LU-1, which summarizes future housing, population and employment for the City, includes estimates for the Master Plan areas. These estimates have been developed in order to determine the appropriate level of citywide public facilities. Once the master, specific or areawide plans are adopted, these numbers may be revised and should not be considered a maximum or minimum.



# Land Use Categories

All lands within the boundaries of a General Plan's Urban Limit Line must be provided with a General Plan Land Use designation. In many cases these designations will have been made without benefit of a detailed analysis of development constraints. The existence of one or more development constraints could limit the beneficial use of a property or limit the density or intensity of development to less than that anticipated by the General Plan designation. Typical examples of such development constraints include but are not limited to the following: geotechnical conditions, topography including grading impacts, existence of significant tree stands or groves, drainage and flood plains, archaeological sites, wetlands and stream courses, faults, and easements.

Where development constraints such as those described above are found to exist during the areawide planning process or other more detailed levels of the development approval process, the General Plan would assume that the density, intensity and extent of development would be appropriately reduced.

## Agriculture

Agriculture is discussed in detail in the Open Space, Conservation and Recreation Element and the Economic Development Element. Agriculture has value to the City both as an open space asset and as a contributor to the local economy. The Land Use Element includes two agricultural categories.

### Intensive Agriculture

Intensive agricultural lands are those which have the potential for the highest productive yield (usually used for row crops and orchards). These lands generally have soil classes I and II (prime soils). Suisun Valley and portions of lower Green Valley are characterized by intensive agriculture.

### Extensive Agriculture

Extensive agricultural lands have a relatively lower productive yield and are primarily used for grazing. Extensive agricultural lands in the planning area include hilly slope areas around the City, portions of Suisun Marsh, and areas to the east and southeast of Travis Air Force Base.



## **Open Space**

The Open Space, Conservation, and Recreation Element describes several Open Space Planning Areas that have significant value as open space (See Exhibit OS-1). Some of these areas will remain permanently as open space. Other areas are intended for limited development after completion of special studies or areawide plans that ensure the protection of valuable open space resources. Some of these areas are identified in the Land Use Diagram as Master Plan Areas.

The Land Use Element and Diagram include two open space categories: Recreation and Conservation. Open space areas are linked in the diagram by a trail system. This trail system and other aspects of the open space system are discussed in greater detail in the Open Space, Conservation, and Recreation Element.

### **Recreational Open Space**

This category is intended for land that has been improved for active recreational uses. Generally, uses in this category include regional, community and neighborhood parks and golf courses.

### **Conservation Open Space**

This category includes areas having significant open space value that are not used for active recreation (such as the Suisun Marsh).

## **Residential**

The Land Use Element and Diagram include six residential categories. These categories: 1) identify areas throughout the planning area which are acceptable for housing, 2) clarify the overall type of housing to be developed within each category, and 3) establish minimum and maximum densities.

Each residential category includes minimum and maximum densities, expressed in numbers of housing units per gross acre. Densities lower than the minimum designation may be permitted only when the City Council makes findings according to the criteria contained in this element. A gross acre includes not only the area required for the actual residential use (dwelling and yard), but also the area required for minor and collector streets, utilities, and public or private recreational open space necessary to serve the housing area. Uses such as major arterial streets, elementary, middle, and high schools, neighborhood and community parks, churches, and other uses which serve several neighborhoods or the community at large are not included in the gross acreage for purposes of calculating the allowable number of housing units.



The Zoning Ordinance, not the Land Use Diagram, regulates parcel specific lot standards and allowable land uses. Under state law, zoning shall be consistent with the general plan. Each residential category in the Land Use Element specifies housing types that are typical for the density range identified in each category. However, any type of residence may be built within any residential category, as long as the density is within the range. For those categories that include single family detached development, typical lot sizes are included. However, the actual standards for lot sizes are governed by the Zoning Ordinance.

**Very Low Density Residential: less than or equal to 2.5 dwelling units/gross acre**

This category is characterized by large estate lot residential development. Typically, lot sizes would be 15,000 square feet or greater. However, cluster single family homes on smaller lots with significant permanent open space may also be found in this category. This category could be applied to hillside areas and to transition areas between agriculture and more intense residential development. In the case of hillside development, a hillside overlay will be established in the Zoning Ordinance. Development within the hillside overlay will be subject to the requirements of the hillside grading ordinance and could result in a density below the maximum permitted by the range.

**Low Density Residential: 2.5 - 4.5 dwelling units/gross acre**

This category includes single family development on large lots, and standard single family subdivisions. Lot sizes could range from 7,500 to 15,000 square feet.

**Low Medium Density Residential: 4.5 - 8.0 dwelling units/gross acre**

This category includes standard single family subdivisions and nontraditional designs such as zero lot lines, patio homes, and townhomes. Typically, lot sizes would range from 4,500 to 7,500 square feet. In those areas where lots at the lower end of the range are proposed, careful attention shall be given to size and massing of homes and to the provision of adequate open space areas and recreational opportunities.

**Medium Density Residential: 8.0 - 15.0 dwelling units/gross acre**

This category is intended for a wide range of attached units, such as duets, townhouses, rowhouses, condominiums, and apartments. In some cases detached units may be allowed in this category, but only if it is demonstrated that they will provide home ownership opportunities to low and/or moderate income households, that the size and massing of homes is in scale with the lot sizes, and that there will be provision of adequate open space areas and recreational



opportunities. Typically, single family attached and detached lots in this category would range from 3,000 to 4,500 square feet for each unit. It is intended that development in this category be conveniently serviced by neighborhood commercial and recreational facilities and have access to major arterial streets.

#### **High Density Residential: 15.0 - 22.0 dwelling units/gross acre**

This category is intended for multi-family apartment and condominium development. This designation is located in close proximity to major arterial streets, commercial and recreational facilities, and employment centers.

#### **Very High Density Residential: 22.0 - 32.0 dwelling units/gross acre**

This category includes multi-family apartment and condominium development in high-intensity areas. Development of greater than 32 dwelling units/gross acre may be permitted for senior congregate care housing projects. When making a determination regarding the number of dwelling units in a senior congregate care housing project, a dwelling unit shall be considered a living unit including bathroom and living areas, but need not include kitchen facilities.

### **Commercial and Industrial**

The descriptions of land uses permitted in each commercial and industrial category are not exclusive. Other uses are permitted that are consistent with the Zoning Ordinance. The commercial and industrial categories include both a range of Floor Area Ratios (FAR) and typical FAR's for each land use. The FAR's are intended to be used as a guide for estimating the future development intensity. The Zoning Ordinance governs the actual FAR's required by the City.

#### **Neighborhood Commercial: 0.2 - 0.275 FAR**

This designation includes convenience commercial and neighborhood shopping centers which provide for a range of necessary day-to-day retail goods and services. Typically, a neighborhood shopping center would include a supermarket as the principal anchor tenant. Other tenants offer a variety of goods and services such as drugstores, banks, restaurants, and service stations. A typical FAR for this category is 0.225.



## **Community Commercial: 0.2 - 1.5 FAR**

This category includes a variety of commercial areas that serve a larger market area than a neighborhood center but less than a regional center. The designation includes shopping centers that serve a larger market than the immediate neighborhood. Typically, there are one or more anchor tenants such as a supermarket, discount or off-price department store, hardware/home improvement store or combined drug/variety/garden store. There would also be a variety of tenants offering consumer goods and personal services. A typical FAR for this type of use is 0.225.

Specialty shopping centers that may be smaller in size than other community shopping centers but that serve a community-level market are also included in this category. These centers do not have a supermarket, but provide specialized goods and services. A typical FAR for this type of use is 0.225.

This category also includes strip commercial shopping areas along North Texas Street and Texas Street west of Pennsylvania Avenue. These areas are characterized by retail commercial and office uses, usually developed as freestanding units. A typical FAR for this type of use is 0.225.

The City's Central Business District (CBD) is also included in the Community Commercial category. However, this area has its own unique character as a pedestrian-oriented, concentrated area of retail, service and office uses. Multi-family residential may also be permitted in the CBD. The City Center Redevelopment Plan and the Zoning Ordinance govern the permitted uses in this area. Higher intensity development should be encouraged in the CBD than in the other types of Community Commercial development. A typical FAR in the CBD is 0.5. However, FAR's in the CBD may be as high as 1.5.

## **Service Commercial: 0.225 - 0.5 FAR**

This designation provides for commercial service activities, such as auto repair, building material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses. Each proposed use must be evaluated on a case-by-case basis for compatibility with surrounding land uses. The smaller service commercial centers are intended for lower intensity service operations. The larger centers are designed to provide sites for uses with large land area requirements. The typical FAR in this category is 0.225.

## **Highway and Regional Commercial: 0.15 - 1.0 FAR**

This category includes regional shopping centers, highway oriented retail and service uses, and commercial recreation. Regional shopping centers are large shopping centers with a variety of large department stores and specialty shops that



serve a market area that exceeds the planning area. Professional offices, governmental uses, hotel and motels may be permitted in the highway and regional commercial category if the site size is sufficient and if found to be compatible with adjacent land uses. Certain neighborhood and community commercial uses may be permitted in this category. Such uses would consist of retail sales, personal services, and business services. A typical FAR in this category is 0.225.

#### **Office Commercial: 0.25 - 1.0 FAR**

This category is intended for non-retail, business and professional offices. The typical FAR for this category is 0.30. However FAR's at the high end of the range will be expected in more central areas and at the low end of the range in outlying areas.

#### **Business and Industrial Park: 0.25 - 0.60 FAR**

This designation is intended for light industrial and office uses. Uses may include office and administration facilities, research and development, and support business and commercial facilities. Land within this category has been reserved for industrial firms and businesses seeking an attractive and pleasant working environment. These areas are characterized by a high employment density. The development and design standards for these areas should protect this land from development which is inappropriate due to either function, appearance or environmental affects. This land use is appropriate as a buffer between General Industrial areas and non-industrial areas. The typical FAR for this category is 0.35, but could range between 0.25 and 0.60 depending on the location and the nature of the business park.

#### **Technology Park: 0.25 – 0.5 FAR**

This designation is intended for development of large parcels of land with high-technology uses. Uses may include light industrial, office and administration facilities, research and development, and support business and commercial facilities. The area has been reserved for businesses seeking an attractive and pleasant working environment. Design standards shall be adopted for this area prior to any development to ensure that especially high standards of development are maintained. The Technology Park is intended to help the City achieve its jobs/housing goals by providing a significant amount of high quality jobs for the community. The City has therefore established an overall job density standard of 10 jobs/acre. Individual projects may be permitted which do not achieve this density as long as the overall density is maintained.



### **Limited Industrial: 0.25 - 0.5 FAR**

This designation provides for light and medium industrial type activity. Uses typical of this category may include but are not limited to research & development, warehouse, wholesale distribution, manufacturing, assembling, fabrication, office uses, and support uses. Not permitted within this category are uses which require unscreened open air storage of large quantities of raw, semi-refined, or finished products. Retail uses are discouraged in this category but may be permitted as a secondary use to a permitted use. This land use is appropriate as a buffer between General Industrial areas and non-industrial areas. The typical FAR for this category is 0.35.

### **General Industrial: 0.3 - 0.5 FAR**

This designation allows for a wide range of industrial activities which includes manufacturing, assembling, fabrication, and other similar uses. The intent of this category is to provide a location for heavy industrial uses. Areas developed under this designation should be located with direct access to major roads, freeways, or rail lines. The typical FAR for this category is 0.40.

### **Travis Reserve**

This designation applies to certain unincorporated land located north and east of Travis Air Force Base. Land in the Travis Reserve is set aside for future expansion of Travis Air Force Base only. If the status of the base changes, the construction of a non-military airport and support uses may be permitted in the Travis Reserve. No residential uses will be permitted in the Travis Reserve. Until a military or airport use is proposed for land with the Travis Reserve designation, the City supports its continued use for agriculture and grazing.

### **Public Facilities**

This includes a wide range of uses that can be defined as institutional responses to basic human needs, such as health, education, safety, and recreation. Examples of typical public facilities include schools, water treatment plants, and fire stations. Public facilities, including waste management, are described in detail in the Public Facilities and Services Element. Hazardous waste management is addressed in the Health and Safety Element. Public facilities may be permitted within other land use categories.



## **Mixed Use**

This designation has been applied to several areas throughout the City. Each area has a unique mix of specified permitted uses. The Land Use Policies and Zoning Ordinance describe the permitted uses at each location in detail. The FAR's in the Mixed Use category will vary depending on the mix of uses. The FAR's for each of the permitted uses will apply to this category. The following areas have been designated as mixed use on the Land Use Diagram:

### **Southeast Corner of Walter Road and Airbase Parkway (Parker Ranch):**

Residential of various densities and Commercial, with appropriate buffering along Airbase Parkway to protect the residential zones. Residential development shall comply with Policy HS 9.2A regarding exposure to aircraft noise at Travis Air Force Base. A portion of this property is located within Compatibility Zone B for the Land Use Compatibility Plan for the Travis Aero Club as amended on February 25, 1998 by the Solano County Airport Land Use Commission. Development will comply with the restrictions included in the Aero Club Plan, including a limitation on retail development and a prohibition on new residential development on a portion of Zone B. If the Aero Club closes or relocates, these land use restrictions would no longer apply. (See Policy LU I3.3 and Program LU I3.3 A)

### **Northeast Corner of Lopes Road and Gold Hill Road:**

Business and professional office, retail and service

### **Southeast of Solano College:**

Business park (offices, research and development and similar uses) and high density residential (15-22 units per acre). A limited amount of neighborhood commercial uses may be permitted to serve the college, residents and workers in the immediate vicinity.

### **Northeast Corner of Peabody Road and Airbase Parkway:**

Commercial and Light Industrial. Land uses shall comply with the Land Use Compatibility Plan for Travis Aero Club. If the Aero Club closes or relocates, these land use restrictions would no longer apply. (See Policy HS 5.4)

### **Area between Empire and Kentucky Streets and south of Missouri Street:**

Commercial and residential

### **Block bounded by Delaware Street, Union Avenue, Broadway Street and Jefferson Street:**

Office, commercial and residential, up to 32 units per acre

### **Southwest corner of Pennsylvania Avenue and Texas Street:**

Office, commercial and residential, up to 32 units per acre



**Sunset and Travis:**

Neighborhood Commercial and Office

**Northeast Corner of Airbase Parkway and Claybank Road:**

Office, Specialty Services and Retail (See Policy LU 14.5 for more detail)

**North of Highway 12 and West of Pennsylvania Avenue:**

Limited Industrial, Service Commercial, and Office

**Peabody-Walters Master Plan:**

Sites designated for mixed use in the Peabody-Walters Master Plan area shall be developed in accordance with the Master Plan.

**Area South of Travis Blvd. between Clay Street and Wilson Street:**

Mixed residential and commercial

**Mission Village Shopping Center site, west of North Texas Street, north of Atlantic Avenue:**

Office, commercial and high density residential

Any future areas which receive the mixed use designation shall include an integrated mixture of residential and employment-generating uses.

**TABLE LU-1****Projection of Housing, Population and Jobs  
at Buildout of General Plan**

|                                      | <u>Housing</u>       | <u>Population</u>    | <u>Jobs</u>          |
|--------------------------------------|----------------------|----------------------|----------------------|
| <b>Existing (Jan. 1, 2001)</b>       |                      |                      |                      |
| Cordelia                             | 3,140                | 9,320                | not available        |
| <u>Remainder of City</u>             | <u>29,260</u>        | <u>89,480</u>        | <u>not available</u> |
| <b><i>Subtotal Existing</i></b>      | <b><i>32,400</i></b> | <b><i>98,800</i></b> | <b><i>43,400</i></b> |
| <br><b>Projected Additions</b>       |                      |                      |                      |
| Cordelia                             | 4,600                | 12,550               | 11,370               |
| <u>Remainder of City</u>             | <u>9,200</u>         | <u>24,810</u>        | <u>22,240</u>        |
| <b><i>Subtotal Additions</i></b>     | <b><i>13,800</i></b> | <b><i>37,360</i></b> | <b><i>33,610</i></b> |
| <br><b>Projected Buildout Totals</b> |                      |                      |                      |
| Cordelia                             | 7,740                | 21,870               | n/a                  |
| Remainder of City                    | 38,460               | 114,290              | n/a                  |
| <br><b>Citywide Buildout Totals</b>  | <b>46,200</b>        | <b>136,160</b>       | <b>77,010</b>        |

**Notes**

1. Existing total housing and population figures provided by State Department of Finance.
2. Existing job figures provided by ABAG.
3. Totals have been rounded to the nearest 10.
4. Table LU-1 displays projections of future development, but does not depict maximum possible levels of development. Future additions may be higher or lower than projected (see the Land Use Chapter of the Technical Document for more information on how projections were calculated).
5. Projections of additional development are regularly updated by the Department of Planning and Development, and may not be incorporated into Table LU-1.



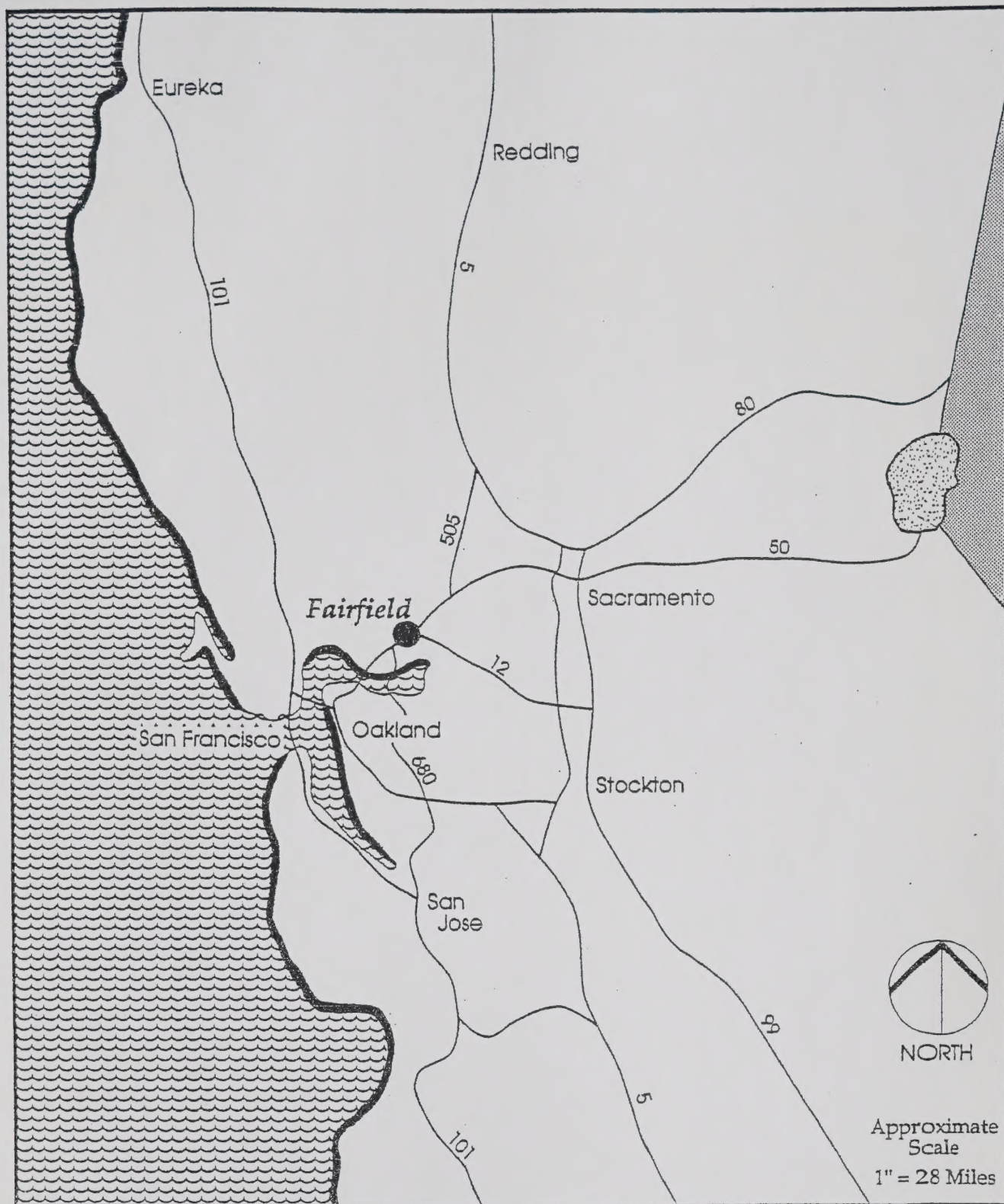
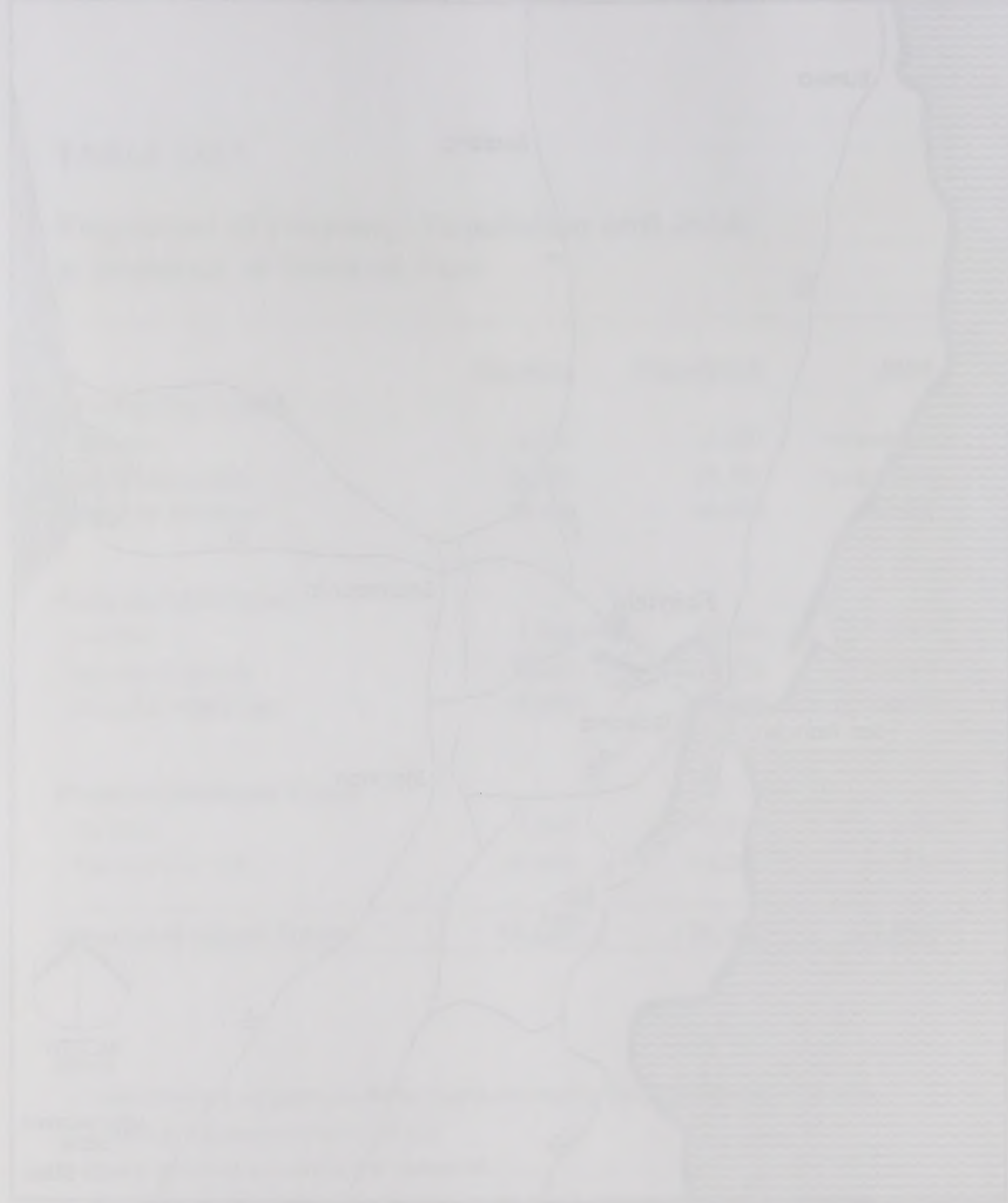


Exhibit LU - 1

Regional Setting

## City of Fairfield General Plan



# City of Baltimore General Plan

Regional Setting









# Housing Element

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## Introduction

The Housing Element addresses housing development, rehabilitation, and conservation. It sets forth actions the City will undertake to assist residents to maintain their homes and to help ensure that there is an adequate supply of safe, affordable housing for existing and future residents. The element also addresses the special housing needs of individuals requiring assistance, such as elderly residents, single mothers with children, low-income and large families, military personnel, the homeless, and mobility-impaired residents.

The policies and programs for housing bear a close relationship to City policies contained in the Land Use Element. The amount of housing needed, for example, depends in part on the amount of commercial and industrial development planned. A direct link exists between jobs and the demand for housing. The Land Use Element also dictates the distribution and density of housing throughout the city. In sum, the Housing Element determines how much and what type of housing is needed, while the Land Use Element provides for the location, distribution, and density of housing.

At the time this Housing Element Update was developed (Spring 2001), the City of Fairfield was studying a proposed Comprehensive Amendment to the General Plan. This Amendment would change the ultimate boundaries of the City, eliminating several of the "Phasing Areas" identified in the 1992 General Plan. The analysis in this Element and the Technical Document is based on both the current (1992) Land Use Element (as amended) and the proposed Comprehensive Amendment to the General Plan.

## State Requirements

The State of California has adopted specific requirements for housing elements. The cornerstone of these requirements is the allocation of statewide housing needs on a regional basis and the adoption by each community of its share of the regional need. The State requires that a housing element contain an identification and analysis of existing and projected housing need for individuals of all levels of income; a statement of goals, policies, and quantified objectives; programs to address identified housing needs; and an identification of an adequate number of sites for all types of housing (including rental, factory built, and mobile homes). The assessment of housing needs must include:



- Projections of population and employment.
- Analysis of household characteristics and housing condition, including a comparison of housing costs and household income.
- An inventory of sites suitable for residential development and an analysis of the effect of zoning requirements and public facilities availability on the use of sites.
- Analysis of the potential governmental and non-governmental constraints to the development of housing.
- Evaluation of opportunities for energy conservation.
- A documentation of the housing needs of special groups, such as elderly residents, disabled individuals, large families, farm workers, single mothers with children, and homeless individuals or families.
- Identification of sites suitable for homeless shelters and transitional housing to meet the identified need for such housing.

Once these housing needs have been identified, and the factors influencing housing production evaluated, the Housing Element must include a proposed program with quantified, time-oriented objectives to address the City's housing needs. The program should identify how sites will be made available to meet new construction needs, how the city can assist in the provision of low- and moderate-income housing, how constraints to meeting the City's housing needs can be removed, and how the existing housing stock can be preserved.

## **Contents of the Housing Element**

The Housing Element is divided into two parts. This Policy Document contains the City's goals, objectives, policies and programs for housing. The goals, objectives, and policies direct the specific program actions Fairfield intends to undertake to meet its identified housing needs during the 2001-2006 planning period. The City's proposed program, including a six-year schedule of quantified objectives, provides the detailed description of actions the City proposes to undertake to meet its identified housing needs.

The Technical Document contains the background information which identifies Fairfield's housing needs. The background information includes an evaluation of the previous Housing Element, an analysis of population and housing characteristics, employment trends, a vacant land inventory, information on special housing needs, an evaluation of constraints to housing production, and a discussion of energy conservation opportunities.



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## Goal

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Encourage quality residential settings throughout the city by providing a wide range of housing types and values and an adequate supply of housing opportunities to renters, owners, and others with special needs.

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## Objectives, Policies and Programs

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### Housing Opportunities

#### Objective HO 1

Provide for varied housing opportunities, in terms of type, price, amenities, neighborhood design, and location, for all income groups and family types.

#### Policy HO 1.1

Encourage multi-family housing at appropriate locations and densities.

##### ***Program HO 1.1 A***

*Update the 1995 Multi-family Housing Sites Study to reassess the potential for infill multi-family development, including commercially zoned properties.*

***Responsibility:*** Department of Planning and Development.

***Timeframe:*** Study update to be completed during winter 2002.

##### ***Program HO 1.1 B***

*Monitor the development of parcels with RVH and RH Zoning to ensure that they are developed with higher density housing, including affordable housing. If RVH and RH parcels are proposed to be rezoned to a lower density, or proposed for development at a lower density than 20 dwelling units per acre, City staff shall prepare an analysis of the impact of such development or rezoning on the City's ability to meet its projected housing needs. The City shall also prepare an annual assessment of parcels with the higher density RVH, RH, and RM Zoning. This report shall assess development trends, the type of housing developed, and affordability of the units developed. The annual assessment should also identify mechanisms for facilitating development of additional housing, as needed.*

***Responsibility:*** Department of Planning and Development

***Timeframe:*** Ongoing

##### ***Program HO 1.1C***

*Develop educational programs to inform the community about multifamily housing. Such educational programs should focus on topics to reduce community fear about multifamily housing, such as*



- The need for affordable multifamily housing in the community.
- City design standards to mitigate impacts on surrounding neighborhoods and ensure a quality project
- How typical project conditions of approval and mitigation measures address negative off-site impacts of multifamily housing.
- How the project will be managed to avoid social problems and physical decline of the project.
- Analyses of the impact of affordable and multifamily housing on adjoining residential neighborhoods.
- Examples of successful projects elsewhere in the City and the Bay Area.

The City will work with non-profit housing groups such as BRIDGE, Mid-Peninsula Housing, and the Solano Affordable Housing Foundation to develop the informational materials. Present the program at local civic groups, neighborhood associations, and other forums.

**Responsibility:** Department of Planning and Development

**Timeframe:** Develop draft program for Spring 2003. Educational outreach activities will then be ongoing, with periodic workshops.

#### **Program HO 1.1 D**

Continue to encourage developers of multifamily housing and affordable housing to conduct extensive community outreach programs prior to submittal of their projects. Staff will help notify neighborhoods and will assist developers and the neighborhood in organizing meeting locations.

**Responsibility:** Development community, with facilitation by Department of Planning and Development

**Timeframe:** Ongoing

#### **Program HO 1.1 E**

Develop informational materials for use by non-profit and for profit multifamily housing developers that proactively inform developers about the options for flexibility in the City's development standards. Such options include those outlined in the Zoning Ordinance, Chapter 25.20.4.8.

**Responsibility:** Department of Planning and Development

**Timeframe:** Prepare materials by May 2002.



**Program HO 1.1 F**

*Continue requiring identification signs on multi-family sites and buyer notification for single-family homebuyers near multi-family sites. Such signs can help reduce neighborhood opposition because new homeowners will be aware of developments prior to moving into a neighborhood.*

**Responsibility:** *Planning and Development.*

**Timeframe:** *Ongoing.*

**Policy HO 1.2**

Encourage appropriate development of innovative projects that use manufactured homes, modular housing, and/or mobile homes.

**Program HO 1.2 A**

*Review the City's regulations and fee schedule and revise where appropriate to encourage mobile home parks while ensuring high standards of development and maintenance.*

**Responsibility:** *Planning and Development*

**Timeframe:** *Prepare report by July 2003. Adoption by December 2003.*

**Program HO 1.2 B**

*Identify an appropriate site for an innovative modular housing community that provides affordable ownership housing for moderate-income citizens. Work with appropriate non-profit or for-profit developer to successfully develop the community.*

**Responsibility:** *Planning and Development, Redevelopment Agency.*

**Timeframe:** *Identify sites by June 2002. Completion by December 2004.*

**Program HO 1.2 C**

*Support appropriate developer proposals for innovative housing prototypes not included in the current Zoning Ordinance.*

**Responsibility:** *Planning and Development.*

**Timeframe:** *Ongoing, depending on developer interest.*

**Policy HO 1.3**

Encourage mixed-use development that incorporates unique housing types and employment-generating uses.

**Program HO 1.3 A**

*Develop appropriate standards and incentives to encourage the development of - mixed-use projects in commercial districts, including downtown Fairfield, North Texas Street, and West Texas Street. Such incentives could include:*

- *Use of the City's Density Bonus Ordinance for housing.*



- *Use of grant proceeds from the annual Planning Grants and Capital Improvement Grants offered by the U. S. Department of Transportation's Transportation for Livable Communities (TLC) program, including the new Housing Incentive Program. These funds are competitive, but if the City receives funding, it will use the funds to coordinate planning studies and implement streetscape improvements that facilitate development of housing, particularly in downtown Fairfield.*
- *Modification of zoning regulations to facilitate mixed use housing:*
  - *Develop parking standards to permit the sharing of parking spaces by commercial, office, and residential uses.*
  - *Change required setbacks, yards, and height limits.*
  - *Reduce open space requirements for residential units when located within a ½ mile of a public park.*
- *Use of Redevelopment Agency Housing Set Aside funds to pay impact fees. These funds could be budgeted under the Single Family Infill Projects line, which shows a total budget of \$750,000 that can be spent downtown or other mixed-use areas.*
- *Assistance with site planning and architecture through a City-paid architect.*

*The City will market the incentives program through Downtown Business Improvement District publications, informational material provided to the development community, and participation in regional conferences and workshops involved in infill development.*

**Responsibility:** *Planning and Development to prepare standards for incorporation into the overall Urban Design Guidelines. Redevelopment Agency to identify other appropriate incentives.*

**Timeframe:** *Guidelines to be adopted by May 2002. Incentives package developed by December 2002.*

## **Policy HO 1.4**

Support pedestrian-and-transit-oriented housing development in appropriate locations.

### **Program HO 1.4 A**

*Develop appropriate standards for street design, mixed uses, public spaces, and pedestrian-oriented house designs. Incorporate these standards into the Urban Design Guidelines under development.*

**Responsibility:** *Planning and Development will take lead, with significant input from Public Works Department and Community Services Department.*

**Timeframe:** *Incorporate into Urban Design Guidelines adopted May 2002.*



**Program HO 1.4 B**

*Proactively identify and market potential sites for pedestrian-oriented development near downtown Fairfield.*

**Responsibility:** Redevelopment Agency.

**Timeframe:** Incorporate into update of Multi-family Sites Study.

**Program HO 1.4 C**

*Develop standards for mixed-use “live-work” development, incorporating retail, office, and residential uses into single buildings.*

**Responsibility:** Planning and Development working with Building Division.

**Timeframe:** Incorporate into Urban Design Guidelines to be adopted by May 2002.

## **Infill Development**

**Objective HO 2:**

**Encourage infill housing in developed areas of the City.**

**Policy HO 2.1**

Support changes in land use designations for commercial, industrial, and residential areas where conditions support quality higher density infill housing.

**Program HO 2.1 A**

*Amend the Zoning and General Plan classifications of appropriate sites to permit higher density infill housing on sites identified during the Comprehensive General Plan Amendment process or when otherwise appropriate.*

**Responsibility:** Planning Commission, City Council.

**Timeframe:** General Plan Amendment will be completed by January 2002.

*Other amendments would occur in response to specific projects.*

## **Affordability**

**Objective HO 3**

**Meet the housing needs of lower and moderate-income households identified in the Association of Bay Area Governments Regional Housing Needs Allocation.**

**Policy HO 3.1**

Assist developers interested in new affordable housing.

**Program HO 3.1 A**

*Provide density bonuses to homebuilders who include lower-income dwelling units within residential developments.*

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing, depending on developer interest.



**Program HO 3.1 B**

*Implement flexible Zoning standards to facilitate affordable housing.*

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing, depending on developer interest.

**Program HO 3.1 C**

*Review current Zoning, Public Works, Police, Parks, and Fire standards and conditions of approval and identify appropriate opportunities for reducing costs for affordable housing. Identify specific thresholds for when flexible standards are to be used. Issues to be studied include:*

- *Street widths and street construction standards.*
- *Project landscaping requirements.*
- *Park contributions.*
- *Alternative storm drainage collection systems.*
- *Curb and sidewalk design.*
- *Parking requirements*

*The City will work with the development community to identify specific changes to development standards.*

**Responsibility:** Department of Planning and Development will be the lead agency, with input from all affected departments and divisions.

**Timeframe:** Review completed by Summer 2003

**Policy HO 3.2**

Support the use of State and federal programs and nonprofit funding sources as funding for affordable housing construction and rehabilitation.

**Program HO 3.2 A**

*Work with developers to identify funding sources that reduce financing costs for projects while providing affordable units. The City and the Redevelopment Agency will pursue a variety of funding sources, including the New Construction/Acquisition budget in the Redevelopment Agency's Low/Moderate Housing Program (\$1,745,000 total), the Housing Preservation budget (\$250,000 total), and/or the Housing Rehabilitation budget (\$1,570,000 total).*

**Responsibility:** Planning and Development, Redevelopment Agency.

**Time frame:** Ongoing.

**Program HO 3.2 B**

*Use State and federal programs for which the City would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to homebuilders. For some of these programs, the City would act as a sponsor for an interested developer. Specific programs which the City may use, funding permitting, are: Community*



Development Block Grant Program, California Rental Housing Construction Program, California Housing Finance Agency programs, Department of Housing and Urban Development programs to finance lower and moderate-income housing, and State and federal programs aimed at providing housing and related services to homeless individuals. The City will pursue funding under available State and federal programs to the extent that the City is eligible for such funding and projects can make use of such programs.

**Responsibility:** Planning and Development, Housing Services Division.

**Timeframe:** Ongoing.

#### **Program HO 3.2 C**

Support activities of non-profit housing corporations, such as Caminar Solano, Bridge, CHOC, and the Solano Affordable Housing Foundation.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.

#### **Program HO 3.2 D**

Continue seeking financial commitments from lending institutions to provide financing for affordable housing.

**Responsibility:** Planning and Development, Redevelopment Agency.

**Timeframe:** Ongoing.

### **Policy HO 3.3**

Encourage homeownership for moderate and low-income homebuyers.

#### **Program HO 3.3 A**

Continue the City's active mortgage credit certificate program, which reduces financing costs, for income-eligible first-time homebuyers. The City will market the mortgage credit certificate program through radio and newspaper announcements and notification to lending institutions and the Northern Solano County Association of Realtors.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing: apply each year for certificate authorization.

#### **Program HO 3.3 B**

Continue the City's down payment assistance program. Funding sources to be used for this program include but are not limited to HELP Funds (the City received \$300,000 in 2001) and Redevelopment Agency Low/Moderate Housing Funds, (with \$900,000 budgeted between January 2000 and December 2006).

The program provides down-payment assistance to first-time, lower and/or moderate-income homebuyers. The assistance would be provided in the form of a "silent" second or third mortgage, which would be repayable at the



time the home is sold or transferred. The loans are deferred, becoming amortizing after 10 years if the household still owns and resides in the home.

**Responsibility:** Planning and Development, Redevelopment Agency.

**Timeframe:** Ongoing.

#### **Program HO 3.3 C**

Facilitate construction of self-help ownership housing.

**Responsibility:** Planning and Development, Redevelopment Agency.

**Timeframe:** Ongoing, as opportunities arise.

#### **Program HO 3.3 D**

Working with HCD, HUD, Vallejo Neighborhood Services, and Legal Services of Northern California, develop an appropriate Section 8 Homeownership Program targeted to low and very-low income households.

**Responsibility:** Housing Services Division.

**Timeframe:** Develop program during 2001 and 2002, implement in Summer 2002.

### **Policy HO 3.4**

Use Redevelopment Housing Set-Aside Funds to provide affordable housing.

#### **Program HO 3.4 A**

Implement the Strategy Plan adopted in 1999, which emphasizes housing rehabilitation and new construction on infill sites like Ellsworth Court (anticipated to be under construction by late 2002). The Fiscal Plan for Low/Moderate Housing is included as Table HO 4.

**Responsibility:** Redevelopment Agency.

**Timeframe:** Ongoing.

### **Policy HO 3.5**

Implement State requirements regarding the location of manufactured homes.

#### **Program HO 3.5 A**

Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.

### **Policy HO 3.6**

Support housing choice for very-low income households.

#### **Program HO 3.6 A**

Apply for new Section 8 certificates.

**Responsibility:** Housing Services.

**Timeframe:** Ongoing requests when available.



## **Policy HO 3.7**

Maintain the affordability of existing housing.

### **Program HO 3.7 A**

Work with organizations that acquire, rehabilitate, and manage substandard, vacant, or abandoned dwelling units. Units rehabilitated with City assistance will be rented to low-income households. Redevelopment Agency Low/Moderate Housing Funds will fund this program. For example, the Agency has budgeted \$167,000-\$168,000 per year between Fiscal Year 2000/2001 and Fiscal Year 2004/2005 to leasing affordable units at the Kennedy Court project. Other programs that will be used to fund acquisition and rehabilitation of housing units include federal Tax Credit programs, HOME grants, and private foundation funds tapped by local non-profit agencies.

**Responsibility:** Planning and Development, Redevelopment Agency.

**Timeframe:** Ongoing program.

### **Program HO 3.7 B**

Assist nonprofit housing corporations seeking to acquire and maintain privately-owned, government-subsidized projects, such as Parkside Villa, which could convert to market rate housing under federal loan agreements.

**Responsibility:** Housing Services Division.

**Timeframe:** Ongoing

### **Program HO 3.7 C**

The City will monitor the status of government-subsidized housing projects that could convert to market rate housing. Rockwell Manor is eligible to convert in July 2001; Parkside Villa can convert in October 2001.

**Responsibility:** Housing Services Division to monitor.

**Timeframe:** Ongoing

### **Program HO 3.7 D**

If or when the City receives notice from the owners of Rockwell Manor and/or Parkside Villa that they intend to convert their projects to market rate status, the City will meet with the owner(s) of the project(s) to discuss possible City subsidies, programs, or actions that could be used to preserve the affordability of the projects. Such programs might include:

- City assistance with building or property rehabilitation;
- The City will help identify potential new owners for the project.
- New financing, such as federal Tax Credits that enable repairs or more favorable return on investment in exchange for affordability requirements.



*Such programs will be potentially funded through the following sources:*

- *City Housing Set Aside Funds (Redevelopment) (\$150,000 is budgeted for housing preservation in the Redevelopment Agency Fiscal Plan (HO-4)).*
- *Housing Rehabilitation Program (Depending on need/demand for subsidy).*
- *CDBG Grants (Project specific funding).*
- *City participation in the federal Tax Credit program and federal Tax Exempt financing programs (Depending on applications).*

*The funding required would depend on the degree of subsidy needed. Potential costs are outlined in the Technical Document. The City will comply with all federal and State regulations regarding sale of such projects, including the requirement that such sales are negotiated. City assistance will be tied to guarantees of the continued affordability of the units. For example, if the City assists a private owner through the Tax Credit program, the units will be preserved as affordable for 55 years.*

**Responsibility:** *Housing Services Division will work with Redevelopment Agency and Planning and Development Department to prepare subsidy package, as needed.*

**Timeframe:** *Dependent on receipt of notice of conversion.*

### **Program HO 3.7 E**

*If, despite City assistance, the owners of Rockwell Manor and/or Parkside Villa elect to convert their project(s) to market rate status, the City will protect current tenants through the following mechanisms:*

- *Counseling to inform tenants of their rights and options.*
- *Targeted Section 8 vouchers for eligible tenants.*
- *As part of the tenant-counseling program, the City will provide assistance to tenants in finding new affordable private housing.*

*Tenant assistance programs will be funded through the Federal Section 8 voucher program. Tenant assistance programs will be funded through the administration budget of the Fairfield Housing Authority.*

**Responsibility:** *Housing Services Division*

**Timeframe:** *Dependent on receiving notice of conversion.*



### **Policy HO 3.8**

Encourage long-term housing affordability.

#### **Program HO 3.8 A**

*Require projects receiving City assistance to ensure long-term affordability. Many funding sources, include tax credits, HOME, and City Redevelopment Housing Set-Aside funds require affordability be maintained for more than ten years. Use long-term agreements with property owners to ensure long-term preservation of affordable units. Where appropriate, impose resale controls on ownership units. Resale controls may incorporate a shared-equity arrangement to permit unit purchasers to share in any equity gains.*

**Responsibility:** Planning and Development, Redevelopment, Housing Services.

**Timeframe:** Ongoing.

#### **Program HO 3.8 B**

*Monitor unit condition and participant incomes on an annual basis to ensure that affordability requirements are met.*

**Responsibility:** Planning and Development, Housing Services.

**Timeframe:** Ongoing.

### **Objective HO 4**

**Encourage the development of a balanced community, with affordable housing spread throughout the City and located near essential services.**

### **Policy HO 4.1**

Locate affordable housing near employment, transportation, and facilities.

#### **Program HO 4.1 A**

*Evaluate each affordable housing project for location near employment, transportation and public facilities and services.*

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.

### **Policy HO 4.2**

Discourage over-concentration of low-income housing in any neighborhood.

#### **Program HO 4.2 A**

*Update the 1995 Multifamily Housing Sites Study to address the concentration issue, as needed.*

**Responsibility:** Planning and Development

**Timeframe:** Prepare report by December 2002.

### **Policy HO 4.3**

Encourage affordable housing to be spread throughout the community.



**Program HO 4.3A**

*Investigate the feasibility of an ordinance that requires the inclusion of units in housing developments that are affordable to lower and/or moderate-income households. The Ordinance should address the following issues:*

- *Project size exemptions.*
- *Percentage of affordable units to be required.*
- *Specific incentives for providing affordable units.*
- *Measures to address long-term affordability.*
- *In-lieu fees or land dedication.*
- *Integration of affordable housing within market rate projects.*

*During preparation of the Ordinance, the City will investigate the extent to which the ordinance will serve as a constraint on new housing construction as well as the impact on the price of market rate housing.*

**Responsibility:** *Planning and Development to prepare ordinance.*

**Time frame:** *December 2002 for Ordinance; Adoption by July 2003.*

**Objective HO 5**

**Provide relocation assistance and, where appropriate, replacement of affordable housing removed in the City.**

**Policy HO 5.1**

*Assist lower income households displaced by the removal of affordable units.*

**Program HO 5.1 A**

*Evaluate demolitions of multi-family housing projects of 4 or more units. If the housing is occupied, the owner will be required to pay displaced households relocation assistance including moving expenses and three months rental assistance for a comparable unit.*

**Responsibility:** *Planning and Development.*

**Timeframe:** *Ongoing program.*

**Program HO 5.1 B**

*Require owners of dwellings vacated for violation of housing and building codes to pay relocation expenses to displaced residents and provide former tenants with the right of first refusal to return to the unit upon its repair.*

**Responsibility:** *Quality Neighborhood Team (Public Works, Police, Fire, and Planning and Development).*

**Timeframe:** *Ongoing.*

**Program HO 5.1 C**

*Assess the impact on tenants prior to conversion or removal of a mobile home park. A copy of the assessment must be provided to all tenants affected by the closure. The City may require that comparable, standard*



condition replacement housing affordable to low and moderate-income tenants be provided on the site or elsewhere in the City.

**Responsibility:** Planning and Development.

**Timeframe:** Depends on action by owner of park.

#### **Program HO 5.1 D**

Use housing set-aside funds and other funding sources to replace housing removed by action of the Redevelopment Agency, in accordance with California Redevelopment Law. The Redevelopment Agency anticipates using funds for Ellsworth Court and PACE. Ellsworth Court was a mix of small apartment units and substandard trailers removed or demolished in 1999. The Redevelopment Agency will spend an estimated \$1,463,000 of housing funds for replacement housing on the Ellsworth Court site. The PACE area consists of older fourplexes where the Redevelopment Agency has been demolishing substandard units. The Agency anticipates spending \$5,000,000 for replacement housing.

**Responsibility:** Redevelopment Agency.

**Timeframe:** Ellsworth Court should be under construction by the end of 2002. Other projects will be implemented on an ongoing basis.

### **Objective HO 6**

**Improve and conserve the existing supply of housing.**

#### **Policy HO 6.1**

Enforce the City's Community Preservation Ordinance and building codes.

#### **Program HO 6.1 A**

Continue implementing neighborhood revitalization through the Quality Neighborhood Team (QNT) program, emphasizing neighborhood outreach, cooperative management, and tenant education. The QNT program will also integrate physical improvements, including landscaping, streetscaping, signage, and community services. These programs will be funded through a combination of Redevelopment Agency, HUD, HOME grants, and revolving loan funds.

**Responsibility:** QNT Team.

**Timeframe:** Ongoing, with neighborhoods added as funding permits.

#### **Program HO 6.1 B**

Continue to provide free inspections and construction management to households receiving rehabilitation assistance. In addition, the City will provide inspections on a complaint basis for rental units.

**Responsibility:** Planning and Development, Building Division.

**Timeframe:** Ongoing.



**Program HO 6.1 C**

*Proactively identify unsafe dwellings and act to correct the problems. Financial assistance for rehabilitation will be provided to low-income homeowners and to rental property owners with very-low and low-income tenants. Demolition would occur only in the most extreme cases.*

**Responsibility:** QNT Team and Building Division to identify dwelling units, Planning and Development to provide rehabilitation assistance.

**Timeframe:** Ongoing, depending on staff availability for inspections.

**Policy HO 6.2**

Use available state and federal funds for rehabilitation assistance for low-income households.

**Program HO 6.2 A**

*The City will continue its active housing rehabilitation program, proactively searching for and obtaining new funding as needed. The program is currently funded through the following sources, and the City intends to continue using these funds when available:*

- *Federal HOME Grant Funds: This program is competitive, and the City does not currently use direct Federal HOME grants for housing rehabilitation.*
- *Cal HOME grants (State), when available. The City received a Cal HOME grant of \$150,000 in 2001.*
- *CDBG Revolving Loan Fund: The Fund has \$50,000 as of July 2001 and will be available as needed for minor rehabilitation projects.*
- *Community Development Block Grants: The City intends to apply for annual allocations from the Community Development Block Grant program. For Fiscal Year 2001-2002, the City received \$100,000.*
- *Redevelopment Housing Set Aside Funds: The City has budgeted \$1,075,000 between Fiscal Years 2001/2002 and 2005/2006.*

**Responsibility:** Planning and Development-Housing Rehabilitation Division.

**Timeframe:** Ongoing.

**Program HO 6.2 B**

*Allow nonconforming dwelling units built prior to current standards to be rehabilitated so long as the nonconformity is not increased and there is no threat to public health and safety.*

**Responsibility:** Planning and Development and Building Division to review and approve building permits.

**Timeframe:** Ongoing.



### **Policy HO 6.3**

Continue to monitor housing conditions.

#### **Program HO 6.3 A**

*Maintain a database of conditions as part of its housing rehabilitation programs and neighborhood revitalization efforts.*

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.

#### **Program HO 6.3 B**

*Continue to evaluate neighborhoods for inclusion in the Quality Neighborhood Program.*

**Responsibility:** QNT Team.

**Timeframe:** Ongoing.

#### **Program HO 6.3 C**

*Continue the Pride in Fairfield Program, which recognizes community efforts in maintaining quality neighborhoods.*

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.

## **Special Needs**

### **Objective HO 7**

**Create housing opportunities for people with special needs.**

#### **Policy HO 7.1**

Support the efforts of Solano County and social service providers to ensure that there are adequate facilities to serve the needs of the homeless.

#### **Program HO 7.1 A**

*Pursue funding from available sources for homeless services. Assist community groups that provide service, and assist such groups in applying for funding from other agencies. The City will apply annually, or whenever the funding program is available. Funding programs that the City will pursue include:*

- *State of California (HCD) Emergency Shelter Grants (The City will seek \$5-\$10,000 through this competitive grant program).*
- *HUD Continuum of Care and McKinney Act Funds (The City will seek \$25,000 through this competitive grant program).*
- *HUD Transitional Shelters programs.*

**Responsibility:** Community Services Department, Solano Homeless Task Force.



**Timeframe:** Depends on funding and requests from community groups.

**Program HO 7.1 B**

Continue to participate in the homeless task force and the joint powers authority to pursue methods of coordinating homeless services, with the objective of developing a regional response to homeless needs.

**Responsibility:** Community Services.

**Timeframe:** Ongoing.

**Program HO 7.1 C**

Work with social service agencies to develop appropriate transitional housing programs and projects for homeless persons as an intermediate step to self-sufficiency in permanent housing.

**Responsibility:** Community Services.

**Timeframe:** Ongoing.

**Program HO 7.1 D**

Facilitate development of private sector employment opportunities for homeless people including job training and search programs, coordinating our efforts with the Workforce Investment Board.

**Responsibility:** Community Services.

**Timeframe:** Ongoing.

**Program HO 7.1 E**

Work with agencies to develop shelter space at appropriate locations.

**Responsibility:** Community Services.

**Timeframe:** Dependent on application/contact.

**Policy HO 7.2**

Support nondiscrimination in the sale, rental, and financing of housing.

**Program HO 7.2 A**

Continue to fund a fair housing program, implemented by Pacific Community Services, a HUD-certified nonprofit corporation. This organization provides complaint, mediation, educational, legal referral, and testing services. Residents are informed of their services through City referrals and notices posted in Civic Center Complex buildings.

**Responsibility:** Housing Services Division, Redevelopment Agency

**Timeframe:** Ongoing.

**Policy HO 7.3**

Address housing needs of single parents.

**Program HO 7.3 A**

Incorporate childcare and social services into affordable housing.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing, dependent on interest.



## **Policy HO 7.4**

Support housing programs targeted to older adults, 55 years of age and above, taking into account lifestyle issues, health issues, and income.

### **Program HO 7.4 A**

*Work with developers specializing in housing for older adults:*

- *Help locate sites suitable for senior housing.*
- *Assist developers in funding affordable housing for older adults, through state and federal funds, redevelopment agency housing set-aside funds, and/or the issuance of tax-exempt bonds to provide low-cost financing.*
- *Offer density bonuses to make senior projects financially feasible.*
- *Assist developers interested in converting existing residential buildings to meet the needs of older low-income adults. Assistance could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of such housing.*

*The Agency Strategic Plan has not targeted Redevelopment Low/Moderate Income funds specifically for senior housing. However, Table AH-4, the Affordable Housing Implementation Plan has targeted development of 44 affordable housing units for seniors. These units could be funded under the following budget lines:*

- *ADA Improvements (conversion of existing buildings): \$580,000 total.*
- *Single-family housing infill projects: \$683,000 total.*
- *Housing preservation: \$250,000 total.*
- *Quality Neighborhood Projects: \$1,400,000.*

*Note that the budget includes total expenditures for housing in each program. These dollars would also be used for family housing and neighborhood improvements, and only a portion may apply to senior housing.*

**Responsibility:** *Planning and Development, Redevelopment Agency.*

**Timeframe:** *Ongoing.*

## **Policy HO 7.5**

Support efforts to meet the housing needs of Travis Air Force Base personnel.

### **Program HO 7.5 A**

*Participate in the Travis Regional Armed Forces Committee (TRAFC):*

- *Identify appropriate locations for affordable rental housing projects that could serve military personnel and their families.*



- *Work with Air Force officials to market housing opportunities to for-profit developers interested in constructing such housing.*
- *Identify and apply for local, state, and federal funding sources for affordable military housing.*

**Responsibility:** *Planning and Development.*

**Timeframe:** *Ongoing.*

### **Policy HO 7.6**

Ensure that new residential developments include housing accessible to mobility-impaired individuals and others with physical conditions that make it difficult for them to use conventional housing.

#### **Program HO 7.6 A**

*Implement State and federal requirements for accessibility and adaptability in new residential buildings.*

**Responsibility:** *Building Division.*

**Timeframe:** *Ongoing.*

#### **Program HO 7.6 B**

*Assist organizations seeking to develop or convert residential buildings for use as group homes for persons with physical or psychological conditions that prevent them from using conventional housing. Assistance could include participation in applying for state or federal funding, waiving of certain fees or development standards, and financial participation by the City through redevelopment housing set-aside funds. \_The Redevelopment Agency has specifically budgeted \$580,000 for ADA accessibility improvements between 2000 and 2006 A portion of these funds could be targeted to improving buildings proposed for residency by persons with physical or psychological conditions.*

**Responsibility:** *Department of Planning and Development, Housing Services Division, and Fairfield Redevelopment Agency.*

**Timeframe:** *Ongoing, dependent on applications.*

### **Policy HO 7.7**

Encourage housing for larger families.

#### **Program HO 7.7 A**

*Work with private and non-profit developers to target subsidies and programs, including the Density Bonus Ordinance, to encourage the inclusion of three and four bedroom units in affordable rental projects. The Redevelopment Agency has budgeted for projects that may include larger*



units, including \$5,000,0900 for PACE, and \$1,463,000 total for replacement of Ellsworth Court.

**Responsibility:** Planning and Development, Redevelopment Agency.

**Timeframe:** Ongoing, depending on market and developer interest.

#### **Program HO 7.7 B**

Target multi-family rehabilitation to apartment complexes and fourplexes with larger units. Where appropriate, encourage the conversion of substandard smaller units to larger units suitable for larger families. The Redevelopment Agency will fund \$1.4 million in the QNT areas, which have some larger units in the four-plexes.

**Responsibility:** Planning and Development, Redevelopment, Housing Services.

**Timeframe:** Ongoing, depending on applications and funding availability.

#### **Program HO 7.7 C**

Continue the City's single-family rehabilitation programs, preserving homes suitable for larger households.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing, depending on applications and funding availability.

#### **Program HO 7.7 D**

Support self-help housing groups' efforts to develop affordable homes suitable for larger families. The Redevelopment Agency budgets \$683,000 for all types of infill housing, including but not limited to self-help projects.

**Responsibility:** Planning and Development, Redevelopment Agency.

**Timeframe:** Ongoing, depending on funding and developer interest.

### **Policy HO 7.8**

Support regional and County efforts to meet the needs of migrant and seasonal farm workers and their families.

#### **Program HO 7.8A**

Work with non-profit housing developers who build affordable housing in Fairfield to address any special needs of farm workers, such as on-site childcare, and community rooms. Such community rooms can facilitate education, outreach, and job training services. Funding would be provided through the State, federal and Redevelopment Agency programs described in Table HO-4.

**Responsibility:** Department of Planning and Development, Housing Services Division, Fairfield Redevelopment Agency.

**Timeframe:** Ongoing, depending on developer interest.

#### **Program HO 7.8B**

Cooperate with Solano County, the County Farm Bureau the Solano County Agricultural Commissioner, and the California Human Development



Corporation in any efforts to meet the housing needs of migrant and seasonal farm workers. The California Human Development Corporation operates farm worker housing located throughout California (although not in Fairfield). The City will seek appropriate CHDC participation in any proposed very-low income housing projects developed during the 2001-2006 period.

**Responsibility:** Department of Planning and Development, Redevelopment Agency

**Timeframe:** Ongoing, depending on interest.

**Program HO 7.8 C**

Amend the Fairfield Zoning Ordinance, Section 25.50 "Boarding House" to add housing for migrant farm workers to the list of typical boarding house types. Clarify that boarding houses are conditionally permitted or permitted in higher density residential zones (RM, RH, RV) and downtown commercial zones (CD and CM).

**Responsibility:** Department of Planning and Development

**Timeframe:** Completion during Zoning Ordinance Cleanup (December 2002)

**Program HO 7.8 D.**

Amend the Zoning Ordinance, Section 25.32, "Specific Use Regulations" to add specific standards for boarding houses, including farm worker housing. The standards will be designed to minimize uncertainty for agencies providing affordable housing (boarding houses) for farm workers.

Boarding houses for migrant farm workers will be processed through an Administrative Use Permit process. In addition to lower fees, the Administrative Use Permit process can be completed more quickly than Planning Commission review.

**Responsibility:** Department of Planning and Development

**Timeframe:** Completion during Zoning Ordinance Cleanup (December 2002)

**Program HO 7.8 E**

Working with local advocates for farm workers, identify specific sites suitable for boarding houses that target migrant farm workers

**Responsibility:** Department of Planning and Development

**Timeframe:** Completion of site inventory by December 2002..

**Program HO 7.8 F**

State Law requires employee housing for farm workers to be treated the same as other agricultural land use. The City will amend the Zoning Ordinance, Table 25.13, to add a note that "Farm labor housing" shall be subject to the same requirements as agricultural uses.



**Responsibility:** Department of Planning and Development

**Timeframe:** Completion during Zoning Ordinance Cleanup (December 2002)

## Energy Conservation

### Objective HO 8

Promote energy conservation.

#### Policy HO 8.1

Implement state energy conservation standards.

##### **Program HO 8.1 A**

Check building plans for compliance with state energy conservation standards for new residential buildings.

**Responsibility:** Building Division.

**Timeframe:** Ongoing.

#### Policy HO 8.2

Encourage energy-conserving development patterns.

##### **Program HO 8.2 A**

Develop design guidelines that encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings site, and other factors affecting energy use.

**Responsibility:** Planning and Development and Public Works to prepare guidelines as part of the Urban Design Guidelines.

**Timeframe:** Guidelines adopted by May 2002.

#### Policy HO 8.3

Assist low-income households in weatherproofing their homes.

##### **Program HO 8.3 A**

Help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. Available programs include: Block Grants, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), and North Coast Energy Services.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.

##### **Program 8.3 B**

Provide energy efficiency rehabilitation grants, funded through the Community Development Block Grant program.

**Responsibility:** Planning and Development.

**Timeframe:** Ongoing.



**Program HO 8.3 C**

*Provide first time homebuyers with assistance in weatherproofing their homes, using Community Development Block Grants and other available funding sources.*

**Responsibility:** Department of Planning and Development

**Timeframe:** Ongoing

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## **Quantified Objective for New Construction**

### **January 2001-December 2006**

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The quantified objective identified in Table HO-1 is based on recent market conditions, City projections of growth rate, projects that are in "the pipeline," and anticipated new construction. In certain cases, specific projects are identified. In others, there are anticipated projects that are "in the works" but have not yet seen a formal development application submittal. Finally, the projections also represent the City's "wish list" of new projects. These projected construction totals are tied to historical trends, with moderate, low, and very-low income housing representing 36.46% of total projected construction for the Planning Period. For comparison, the City's moderate, low, and very-low income housing represented 32.85% of actual construction during the 1990-2000 time period.

Overall, the City of Fairfield projects 450 single-family homes and 150 multi-family units will be completed per year between 2001 and 2006. Total housing production is thus projected at 2,700 single-family units and 900 multifamily units. In addition to these projected units, the City is anticipating self-help housing, Redevelopment Agency projects, and military housing to provide additional housing units.

#### **1. Market Rate Single Family Housing**

The City is projecting construction of 450 single-family homes per year (2,700). These projections are based on City budget estimates, past development trends, and projected population growth in Solano County as a whole.

- a. Of this number, the City projects that 18% (486) will be medium density (RM) single-family detached units. This projection is based on the proportion of City land that is zoned "RM." 10% (48 units) of the market rate RM housing units will be affordable to moderate income households (i.e., priced below \$177,000).
- b. During this time period, the Density Bonus Ordinance and other incentives will encourage development of 5% (135 units) of the single-family homes as affordable units for moderate-income households. This assumption is based



on the popularity of relatively affordable small-lot subdivisions in Fairfield and the potential use of property currently zoned RLM being used for such projects. If such development is provided on RLM-zoned land, a density bonus would be required. Such a density bonus may result in the affordable units incorporated into the table.

- c. The Density Bonus Program, a non-mandatory program, will also produce 25 units affordable to low-income households.
- d. If a mandatory Inclusionary (Affordable) Housing Ordinance is adopted in late 2003 that requires 10% of single family homes to be set aside for lower income residents, 67 moderate-income and 67 low-income units could be completed 2004-2006.
- e. The remaining 2,2358 single-family units in the RL, RLM, and RM Zoning Districts will be affordable to above-moderate income households. Note that if the City adopts an Inclusionary (Affordable) Housing Ordinance, additional units affordable to moderate and low-income households could be developed. The actual number will depend on market conditions and affordability requirements adopted by the City.

## **2. Market Rate Multifamily Housing**

The City is projecting the construction of 100 market-rate multi-family units per year by private developers (600 units between 2001 and 2006).

- a. 400 of these 600 units will be "family" units opened to all tenants:
  - o 10% (40 units) will be affordable to low income households;
  - o 25% (100 units) will be affordable to moderate-income households;
  - o 65% (260 units) will be affordable to above moderate-income households.
- b. 200 apartments will be targeted to senior adults:
  - o 25% (50 units) for low-income households
  - o 50% (100 units) for moderate-income households
  - o 25% (50 units) for above-moderate income households

The range of incomes discussed above are based on discussions with current senior housing developers now considering the development of apartments in Fairfield. While recent projects have been "luxury" apartments affordable only to above-moderate and moderate income residents, the City anticipates development of at least one non-luxury family rental projects with units affordable to low income residents. For low-income residents, an affordable rent (in 2000 dollars) is \$784 (1 br/1ba apartment) or below. Such units would also be affordable to moderate income households. Note that apartments for moderate-income residents do not usually receive City assistance.



### **3. Affordable Housing**

With City assistance, developers will construct 300 units of subsidized family rental housing, with 200 units affordable to very-low-income households and 100 units affordable to low income households. The projects will be funded through a combination of state, federal, local, and private funds, such as federal and state tax credits, tax-exempt bonds, CDBG, HOME, and housing set-aside program funds.

### **4. Other Units: Redevelopment Agency Projects, Infill, and Military**

In addition to 600 total units of housing during 2001-2006, there are several specific projects that could contribute additional units to the housing supply:

- a. The Redevelopment Agency will use Low-Mod Housing Funds and work with a private developer to complete an ownership housing project on the former Ellsworth Court site. 50 units will be constructed, 10 of which will be affordable to low-income residents and 40 for moderate-income households. Ellsworth Court is a priority for the Redevelopment Agency, who will be requesting proposals within two years. The City has budgeted \$1,463,000 in Low/Moderate Income Housing Funds for the Ellsworth Court project. Development is anticipated to begin in 2002.
- b. The Redevelopment Agency anticipates facilitating construction of 100 affordable housing units (75 "very-low-income" and 25 "low-income" units) within the PACE neighborhood area. These will be affordable rental units offering new amenities to the neighborhood. This objective assumes completion of Agency land purchases in the area and the availability of supplemental funding for construction. The Redevelopment Agency has budgeted \$4,000,000 for this project, with construction beginning in 2003.
- c. The City will grant permits for 30 secondary dwelling units, 20 affordable to very low-income and 10 affordable to low-income households. This number does not include illegal dwelling units.
- d. Working with Travis Air Force Base and private developers, the City estimates facilitating construction of 400 apartments. 375 units affordable for moderate-income 25 affordable for enlisted low-income personnel.
- e. As part of the Hampton Place renovation, the property owner will add four very-low-income units and six bedrooms to existing units. Construction is beginning in 2001.
- f. The City anticipates working with Habitat for Humanity, Mercy Housing, and other self-help housing developers to build 15 single-family homes, with 5 affordable to very-low-income households and 10 for low-income households.



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## **Other Housing Objectives**

### **January 2001-December 2006**

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Under State law, many of the City's programs for affordable housing cannot be included in the Quantified Objective. Nonetheless, the City believes that it is important to clearly outline expected units that will be preserved, improved, or added to the affordable housing stock.

#### **Conservation of Housing Units**

- The Housing Authority will receive 200 additional Section 8 vouchers for very-low-income households.
- The City will work with the owners of Rockwell Manor and Parkside Villa to preserve the affordability of 128 units for at least 40 years. The City will support the use of tax credits, HOME funds, and redevelopment funds to ensure that the units remain affordable to very-low income residents.

#### **Other Projected Affordable Housing Projects**

While State Law limits the Quantified Objective to new construction and specific programs that preserve housing units, the City of Fairfield anticipates substantial units will be rehabilitated or added to the affordable housing stock. Some units are anticipated, as the City has no firm commitments or funding sources. Other units are for low-income homeownership assistance programs, which cannot be included in the "Quantified Objectives". Nonetheless, these programs will create housing opportunities for low and moderate-income residents in Fairfield.

#### **Newly Affordable Units**

- The City will actively assist non-profits interested in purchasing a small apartment building(s) for occupancy by very-low-income residents. These residents will be "special needs" residents such as the disabled or the mentally challenged. According to discussions with a service provider, the City anticipates acquisition of one 50-unit complex during the period.
- The City will issue mortgage credit certificates for 200 units of owner-occupied housing. 60% of these (120) will be granted to low-income households who would otherwise not be able to afford a home. The remaining 80 will be allocated to moderate-income households.
- Based on current program participation, 15 low-income households per year (90 total) will participate in the City's silent second down payment assistance program.



- The City will continue to encourage the use of CDBG, HOME, and federal tax credits by property owners interested in a long-term commitment to affordable housing. At least two complexes with 200 total units will use these programs to provide up to 100 units affordable to low-income residents, 100 for moderate income residents.

### **Housing Rehabilitation**

Housing rehabilitation programs are generally not considered a component of meeting the City's housing needs in Fairfield, where abandonment is minimal. Based on current trends, the City will rehabilitate 100 units per year between 2001 and 2006, for a total of 600 units. Half of the rehabilitated units will be affordable to very-low-income households.

### **Conclusion**

These objectives are based on realistic estimates regarding market conditions and the number of affordable units that can be constructed through the various housing programs. They assume development will remain active between 2001-2006.

There is adequate vacant land to meet the City's housing needs. However, the ability to meet this need is constrained by the cost of new housing construction, neighborhood opposition to affordable housing, and the resulting inability of developers to construct market rate rental housing affordable to low-income households. Needed funding subsidies for the construction of new low and very-low-income housing is limited and very competitive. If the City is able to identify partners for affordable housing production, the ability to build such housing is improved, despite the constraints outlined above and in the Technical Document.



**Table HO-1  
Quantified Objective**

|                                                                              | Very Low   | Low        | Mod.         | Above          | Total          |
|------------------------------------------------------------------------------|------------|------------|--------------|----------------|----------------|
| <b>New Construction</b>                                                      |            |            |              |                |                |
| <b>1. Market Rate Single Family Housing</b>                                  |            |            |              |                |                |
| a. Affordable RM Homes (Market Rate)                                         | 0          | 0          | 48           | 0              | 48             |
| b. Density Bonus Program-Non-Mandatory                                       | 0          | 25         | 135          | 0              | 160            |
| c. Inclusionary Housing Program                                              | 0          | 67         | 67           | 0              | 134            |
| d. Market Rate (Above Moderate) Units                                        | 0          | 0          | 0            | 2,358          | 2,358          |
| <b>Total</b>                                                                 | <b>0</b>   | <b>92</b>  | <b>250</b>   | <b>2,358</b>   | <b>2,700</b>   |
| <b>2. Market Rate Multifamily Housing</b>                                    |            |            |              |                |                |
| a. Family Apartments                                                         |            | 40         | 100          | 260            | 400            |
| b. Senior Apartments                                                         | 0          | 50         | 100          | 50             | 200            |
| <b>Total</b>                                                                 | <b>0</b>   | <b>90</b>  | <b>200</b>   | <b>310</b>     | <b>600</b>     |
| <b>3. Affordable Family Apartments</b>                                       | <b>200</b> | <b>100</b> | <b>0</b>     | <b>0</b>       | <b>300</b>     |
| <b>4. Other Units: Redevelopment Agency Projects, Minor Infill, Military</b> |            |            |              |                |                |
| a. Ellsworth Court                                                           | 0          | 10         | 40           | 0              | 50             |
| b. PACE Redevelopment Project                                                | 75         | 25         | 0            | 0              | 100            |
| c. Secondary Dwelling Units                                                  | 20         | 10         | 0            | 0              | 30             |
| d. Travis Military Housing                                                   | 0          | 25         | 375          | 0              | 400            |
| e. Hampton Place Expansion                                                   | 4          | 0          | 0            | 0              | 4              |
| f. Self-Help Housing                                                         | 5          | 10         | 0            | 0              | 15             |
| <b>Total</b>                                                                 | <b>104</b> | <b>80</b>  | <b>415</b>   | <b>0</b>       | <b>599</b>     |
| <b>Total, New Construction</b>                                               | <b>304</b> | <b>362</b> | <b>865</b>   | <b>2,668</b>   | <b>4,199</b>   |
| <b>ABAG Regional Housing Needs Allocation</b>                                | <b>761</b> | <b>573</b> | <b>664</b>   | <b>777</b>     | <b>2,775</b>   |
| <b>New Construction Versus ABAG Allocation</b>                               | <b>457</b> | <b>211</b> | <b>(201)</b> | <b>(1,891)</b> | <b>(1,424)</b> |

**Table HO-2  
Other Objectives**

|                                  | Very Low   | Low        | Mod.       | Above    | Total        |
|----------------------------------|------------|------------|------------|----------|--------------|
| <b>Conservation</b>              |            |            |            |          |              |
| At Risk Units                    | 128        | 0          | 0          | 0        | 128          |
| Section 8 Vouchers               | 200        | 0          | 0          | 0        | 200          |
| <b>Total, Conservation</b>       | <b>328</b> | <b>0</b>   | <b>0</b>   | <b>0</b> | <b>328</b>   |
| <b>New Affordability</b>         |            |            |            |          |              |
| Special Needs Housing            | 50         | 0          | 0          | 0        | 50           |
| MCC Program                      | 0          | 120        | 80         | 0        | 200          |
| Silent Second                    | 0          | 90         | 0          | 0        | 90           |
| Long Term Affordability Programs | 0          | 100        | 100        | 0        | 200          |
| Section 8 Home Ownership         | 10         | 10         |            |          | 20           |
| <b>Housing Rehabilitation</b>    | <b>300</b> | <b>300</b> | <b>0</b>   | <b>0</b> | <b>600</b>   |
| <b>Total, Other Programs</b>     | <b>688</b> | <b>620</b> | <b>180</b> | <b>0</b> | <b>1,488</b> |



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## Supporting Text

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### Housing Needs

State Law requires the Association of Bay Area Governments (ABAG) to determine projected regional housing needs for persons at all income levels. ABAG then determines local jurisdictions' share of the regional need for housing. This share must be considered in the Housing Element update.

The table below shows the ABAG projected housing need by income categories for the City of Fairfield. While the ABAG projections cover July 1, 1999 to December 31, 2006 (7-1/2 years), this Housing Element addresses six years (January 1, 2001- December 31, 2006). Thus, the table is adjusted to account for the housing units constructed in 1999 and 2000.

**Table HO-3**  
**ABAG Housing Allocation by Income Category**  
**1999 - 2006**

| <b>Total</b>                                                | <b>Very-Low</b> | <b>Low</b> | <b>Moderate</b> | <b>Above Moderate</b> |
|-------------------------------------------------------------|-----------------|------------|-----------------|-----------------------|
| <b>ABAG Projections</b>                                     |                 |            |                 |                       |
| 3,812                                                       | 761             | 573        | 972             | 1,506                 |
| <b>Units constructed June 30, 1999 to December 31, 2000</b> |                 |            |                 |                       |
| 1,037                                                       | 0               | 0          | 308             | 729                   |
| <b>Revised Housing Needs by Income Category</b>             |                 |            |                 |                       |
| 2,775                                                       | 761             | 573        | 664             | 777                   |

### Multi-family Housing

Affordable multi-family rental housing remains a critical housing need for the City. By economic necessity, the needs of lower-income households can only be met by the production of multi-family rental housing. These households do not earn enough to be able to afford even the most inexpensive type of ownership housing (condominiums or townhouses) that could be constructed in Fairfield, unless a substantial subsidy is provided by family members or government programs. In



addition, due to housing inflation, it is likely that few moderate-income households can afford any ownership housing, let alone new units.

There is a limited stock of rental housing, with the prospects for substantial increases dependent on the financial feasibility of rental construction. Because of the Tax Reform Act of 1986 that eliminated many tax benefits associated with apartment development, apartment construction has been less profitable during the 1980s and 1990s. As a consequence, lower and moderate-income rental housing developed since that time has had to rely on the income stream, rather than tax benefits, to make those projects financially feasible. During this period, the federal government also reduced subsidies for lower and moderate-income rental housing construction. In addition, local jurisdictions have imposed increased development fees, including school fees, on all residential projects. When combined with California's high land costs, these factors make development of affordable multi-family housing more difficult.

Despite the difficulties, over 900 units of multi-family housing, including two new affordable housing projects, Sunset Creek and Fairfield Vista, were completed since 1992. The affordable family projects used a variety of federal and state programs, as well as local assistance, to provide 138 units of housing affordable to very-low-income households.

In 1999 and 2000, there was new interest in multi-family housing. Four projects received City planning approvals, including two senior projects. In general, market rate housing is rented to above-moderate or at best moderate-income households. One project constructed during 2000 and 2001, Rolling Oaks Apartments, provided 292 "luxury" rental units, including 30 units determined to be affordable to moderate-income households.

Despite the new market conditions, development of multi-family housing remains difficult. The amount of rental housing produced has not kept pace with the need as defined in the ABAG regional housing needs distribution numbers.

The City has adjusted its development standards to provide more flexibility in multi-family housing review, particularly for trees, open space, and parking. The Zoning Ordinance also permits flexibility for small and infill projects.

## **State and Federal Programs**

There are many state and federal programs which provide low-cost financing or subsidies for the production of lower-income and moderate-income housing. Some programs require an application and participation by a local public agency, some programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer.



Fairfield will pursue funding under those state and federal programs that require its direct participation, and will provide assistance to nonprofit and for-profit housing developers to make use of other programs which require their application and participation. The use of the programs listed below is predicated upon reaching agreements with interested developers. Programs that the City will pursue include:

- State Loans;
- State Rental Housing Construction Program;
- Community Development Block Grant Program;
- HELP.

Other programs provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing sponsors. Agencies providing this assistance include the California Department of Housing and Community Development, the California Housing Finance Agency, and the U. S. Department of Housing and Urban Development. Included in these programs are:

- Technical assistance grants for project feasibility studies and development;
- Subsidies for shared housing for seniors, congregate housing, farm worker housing, senior housing, self-help housing, transitional housing for homeless individuals, and other targeted groups;
- Federal HOME;
- Federal tax credits.

The City will solicit interested nonprofit and private developers to make use of these programs. The City could provide local assistance in preparing funding applications, grant density bonuses, and apply for complementary programs that can help reduce land or site development costs for such projects.

## **Mortgage Credit Certificates**

The City has received authority from the California Debt Limit Association Committee (CDLAC) to issue Mortgage Credit Certificates (MCC). Mortgage Credit Certificates provide tax credits to qualified borrowers, which have the equivalent effect of lowering interest rates. The tax credit is equal to 15% of the interest paid on the mortgage loan.

## **Density Bonuses**

Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to lower-income households. State law provides that if a developer proposes to include at least 20 percent of the dwelling units in a project at rents/prices that are affordable to low-income households, or 10 percent



of the units at costs affordable to very-low income households, the local jurisdiction must permit a 25 percent density bonus plus at least one additional incentive. The City has adopted a Density Bonus Ordinance consistent with state law. The City will implement this state requirement and consider additional density increases on a case-by-case basis to increase the financial feasibility of affordable housing projects. Additional bonuses above 25% will be at the discretion of the City and will depend on the site characteristics, availability of infrastructure, project design, and surrounding land uses.

## **Community Reinvestment Act**

The Community Reinvestment Act directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate to assist in meeting the credit needs of their communities, including low- and moderate-income needs. Federal agencies are supposed to evaluate compliance with the intent of this act when reviewing applications by financial institutions for charters, new branches, mergers, relocations, and other regulated transactions.

## **Redevelopment Areas**

State law generally requires that at least 20% of the redevelopment tax increment revenues be used to improve, increase or preserve the community's supply of housing affordable to low or moderate-income households. There is also a requirement that 30% of any dwelling units constructed by a redevelopment agency be affordable to low or moderate income households (half of these to very low income households), and 15% of the dwelling units constructed by others in a redevelopment area, be affordable to low- and moderate-income households (40% of these to very low income households).

The Fairfield Redevelopment Agency has used Redevelopment funds for a variety of housing-related projects, including housing rehabilitation (Kennedy Court, Hampton Place, QNT Neighborhoods). Low-moderate funds also paid for acquisition, demolition, and relocation assistance at Ellsworth Court, a former blighted trailer park. The Agency may use such funds for new construction in the future, when the Ellsworth Court site is redeveloped.

Table HO-4 is taken from the Redevelopment Agency's Strategic Plan. It shows planned expenditures on moderate and low income housing between 2000 and 2007.

## **Rehabilitation Programs**

Many lower- and moderate-income owner-occupants lack sufficient financial resources to obtain private funding for home repairs. Owners of rental units occupied by lower-income households often cannot financially support repairs to dwelling units from the rents they charge. Many of the units in need of rehabilitation



require structural repairs and energy efficiency modifications to eliminate health and safety problems.

The City will continue to assist organizations that provide weatherproofing and rehabilitation services to lower income households. The City will also continue to operate its rehabilitation loan program. Owners of rental properties who participate in this program are required to maintain the affordability of such units, in accordance with state or federal guidelines.

## **Quality Neighborhood Team**

The Quality Neighborhood Program provides a comprehensive approach to revitalizing targeted neighborhoods. The Quality Neighborhood Team includes a building inspector, a code-enforcement officer, a police officer, and tenant service specialist. The team works with property owners and tenants to abate nuisances, eliminate crime problems, correct building deficiencies, coordinate building code deficiencies, coordinate the installation of public improvements, etc. Loans with flexible terms are also made to property owners requiring financial assistance. In addition, the team works with owners and lenders when the properties are in default or foreclosure. The program also emphasizes tenant education and outreach, with social services, employment counseling, and information on basic housekeeping.

The QNT program has successfully reduced crime in several target areas, including Kennedy Court, Fillmore Street, and San Marcos Street. These areas have seen improvements in building quality and maintenance, streetscape, and social conditions.

## **Pride in Fairfield Program**

The "Pride in Fairfield" program provides annual awards to individuals and groups who have made outstanding efforts to maintain or improve the quality of their neighborhoods and properties. The Awards Committee includes representatives of service organizations, the business and real estate community, the Community Services Commission, the Planning Commission, and citizens at-large.

## **Energy Conservation**

The State of California has adopted a number of energy conservation requirements for residential dwelling units. These conservation standards apply to all newly constructed dwelling units and additions to existing dwelling units. Conservation requirements address insulation; the amount and orientation of glazing; shading by landscaping, mechanical, and architectural devices; heating and cooling system efficiency; the amount and placement of thermal mass (materials that absorb heat



during the daytime and release heat at night); and other aspects of building energy efficiency.

Applicants for building permits must show compliance with the State's energy conservation requirements at the time building plans are submitted. The City's Building Division is responsible for implementing the state's energy conservation standards. This includes the checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that dwelling units are constructed according to those plans. The cost of enforcement is paid for from fees paid at the time plans are submitted.

## **Multi-Family Sites Study**

The 1995 Multi-Family Sites Study surveyed all sites within the City with multi-family zoning. The Study ranked sites according to criteria, focusing on location relative to services and employment, site area, environmental hazards, and concentration of similar housing. The Study also assesses sites with commercial zoning that may be suitable for housing. Finally, the Study examined potential sites in the Peabody Walters Master Plan Area and in the Northeast Growth Center.

## **Urban Design Guidelines**

The City is preparing Urban Design Guidelines to encourage long-term viability of attractive neighborhoods. Such guidelines can, for example, help reduce opposition to such housing. The Guidelines will be adopted by May 2002.









# **Circulation Element**

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## **Introduction**

The Circulation Element is a required element of local general plans and is closely linked to all other general plan elements. Circulation systems can influence the nature, extent and pace of urban development. The Circulation Element and Land Use Element must therefore be consistent. The circulation system can also be planned to satisfy social and urban design objectives, and a well-planned circulation system is an important ingredient in a healthy economic environment.

The Circulation Element is not limited to automobile-related transportation, but addresses the development of a balanced, multi-modal circulation system for the City. It addresses such topics as roadway development, road safety, public transit, pedestrian and bicycle facilities and transportation systems management.

Fairfield is located at the convergence point of three growing regions: the San Francisco Bay area, the greater Sacramento area and San Joaquin County. Population growth in all three of these areas, as well as the growth of Fairfield itself, affects the City's circulation system. Because transportation facilities perform a regional as well as local function, transportation planning must inevitably tend to cross jurisdictional boundaries. The Circulation Element, therefore, addresses coordination with other jurisdictions.

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## **Goal**

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**The goal of the Circulation Element is:**

**Create and maintain an efficient, safe, and coordinated multi-modal circulation system, serving the needs of a variety of users.**

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## **Objectives, Policies and Programs**

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### **Objective CI 1**

**Establish a circulation system that is consistent with the land use patterns of the City. (See Objective LU 4 and Policy LU 4.2)**

#### **Policy CI 1.1**

Develop a network of roads that is compatible with the general land use patterns of the City.

#### **Policy CI 1.2**

Establish a mix of land uses throughout the City that will be conducive to the use of alternative modes of transportation, such as transit, paratransit and bicycles. Pedestrian travel shall be encouraged through the location of employment centers and commercial development within proximity of residential areas. (See Policy LU 1.2)

#### **Policy CI 1.3**

Coordinate development of the circulation system with land use planning

#### **Policy CI 1.4**

Acquire the ultimate right-of-way for streets during early stages of development.

#### **Policy CI 1.5**

Control the spacing of access points to adjoining properties along arterials to assure the free flow of traffic on the arterial.

### **Objective CI 2**

**Achieve a coordinated regional and local transportation system that minimizes traffic congestion and efficiently serves users.**

#### **Policy CI 2.1**

Local circulation system improvements shall be consistent with the goals and objectives stated in the Metropolitan Transportation Commission (MTC) Regional Transportation Plan. (See Objective LU 5 and Policy LU 5.1)

#### **Policy CI 2.2**



Cooperate with local and regional jurisdictions in the preparation of State-mandated regional plans, including the Clean Air Plan and the Solano County Congestion Management Program. (See Objective LU 5 and Policy LU 5.1)

**Policy CI 2.3**

Work with Caltrans to identify needed improvements to its highway/interstate facilities in the City and implement necessary programs on the state highway system and its interchanges/intersections with local roadways.

**Policy CI 2.4**

Work with Caltrans and adjacent jurisdictions to improve the operational performance of I-80, I-680 and State Route 12 as regional facilities.

**Policy CI 2.5**

Work with Caltrans in analyzing the performance of freeway interchanges located in the General Plan area, and seek appropriate improvements.

**Policy CI 2.6**

Cooperate with adjacent jurisdictions to plan and construct a loop system of arterial streets and roads so that traffic can flow around the periphery of the city and not cause congestion in central Fairfield.

**Policy CI 2.7**

Discourage vehicles from using I-80 to travel between Cordelia and Fairfield. Proposed roadways paralleling I-80 to the south should be developed to ease congestion. Any roadway development shall be consistent with Land Use Element Policy LU 2.1, which protects the Suisun Valley agricultural lands.

**Policy CI 2.8**

Cooperate with adjacent jurisdictions to improve the principal arterial gateways to Fairfield to facilitate the movement of traffic flowing into and out of the City. Improvements shall be consistent with the Urban Design Element and Urban Design Plan. (See Policy UD 1.1 and Policy UD 1.4)

**Policy CI 2.9**

Continue to support and participate in efforts led by the Solano Transportation Authority to evaluate and mitigate traffic flowing between cities in Solano County.

**Objective CI 3**

**Provide timely and effective means of programming street and highway improvements to maintain a P.M. peak hour Level of Service of "D" or better for arterial streets, Level of Service "C" or better for collector streets, and LOS "B" or better for local streets, unless other public health, safety, or welfare factors determine otherwise.**



**Policy CI 3.1**

Prioritize transportation projects based on reducing traffic congestion and improving traffic circulation.

**Policy CI 3.2**

Prioritize street improvements based on current and forecasted service levels. Roadways experiencing or forecast to experience worse than applicable Level of Service conditions (unstable or forced traffic flows) shall require improvements, unless other public health, safety, or welfare factors determine otherwise.

***Program CI 3.2 A***

*Monitor traffic volume of roads within the City.*

***Program CI 3.2 B***

*Conduct periodic traffic forecasts to account for major land use changes in the City. Traffic forecasts should be used to identify deficient roadways and update street improvement plans and priorities.*

***Program CI 3.2 C***

*Develop action plans to improve the roadway system, as necessary for buildout of the General Plan.*

**Policy CI 3.3**

Reduce traffic congestion at key intersections throughout the City.

***Program CI 3.3 A***

*Make improvements to intersections experiencing conditions worse than the applicable Level of Service standard by adding appropriate turning lanes to congested approaches, widening intersection approaches, or modifying signal timing at intersections and coordinating with other signals, as appropriate, unless other public health, safety, or welfare factors determine otherwise.*

**Policy CI 3.4**

When a traffic study is required for an application for new development, the City will require that the study include an analysis of the appropriate local and collector intersections that may be affected by the proposal.

**Objective CI 4**

**Provide programs to finance street and highway improvements.**



**Policy CI 4.1**

Coordinate local transportation plans with the Solano County Congestion Management Program to ensure eligibility for state and federal funding. (See Policy LU 5.1)

**Program CI 4.1 A**

*Develop a citywide Transportation Capital Improvement Plan consistent with the General Plan, Congestion Management Plan, and Regional Transportation Plan. The Transportation Capital Improvement Plan shall identify how the improvements identified in the general plan are to be funded. This shall include identification of city funding sources and amounts (i.e., taxes, assessments, fees), as well as non-City funding sources (i.e., taxes and funding share).*

**Program CI 4.1 B**

*Continue to collect taxes authorized by Assembly Bill 1600 to fund needed circulation improvements.*

**Policy CI 4.2**

Coordinate local funding with the Regional Transportation Plan (RTP) to ensure eligibility for maximum available funding under the Regional Transportation Improvement Plan (RTIP).

**Program CI 4.2 A**

*Amend the citywide development impact fee ordinance to help fund needed circulation improvements, as identified in the general plan. Impact fees shall be set in accordance with the relative share of improvements necessitated by new development.*

**Program CI 4.2 B**

*Identify non-fee based funding sources, including special taxes under the Mello-Roos Community Facilities District Act and benefit assessments under the Municipal Improvement Act of 1913 or other similar legislation, consistent with the circulation improvements identified in the general plan. These funding sources should be used for regional and citywide projects consistent with the RTP and RTIP, in addition to local improvements.*

**Objective CI 5**

**Provide adequate parking and loading facilities while encouraging alternative means of transportation.**

**Policy CI 5.1**

Provide off-street parking to employees; however preferential parking at several locations in the City shall be made available to vanpools, carpools and other transit users.



**Policy CI 5.2**

Encourage shared parking facilities for both private businesses and public agencies.

**Program CI 5.2 A**

Establish a joint agreement between the City, County and School Districts to share parking facilities during peak periods.

**Policy CI 5.3**

Reserve on-street parking in commercial areas for short-term users.

**Policy CI 5.4**

Work with the various government agencies to provide secure parking at park-and-ride lots and transit stations.

**Objective CI 6**

**Develop Transportation Systems Management (TSM) programs for the Fairfield area in order to reduce the amount of peak hour congestion on City streets.**

**Policy CI 6.1**

Encourage the use of carpooling and vanpooling to maintain an acceptable level of service on City streets and highway/interstate facilities.

**Policy CI 6.2**

Require that all large public and private employers develop TSM plans to encourage their employees to use some form of collective transportation to commute to and from work. These plans should include not only information regarding rideshare lists and available transit, but also provision of transit passes, preferential parking and other incentives to participating employees.

**Program CI 6.2 A**

*Continue to implement the City's Trip Reduction Ordinance (TRO) in accordance with State Air Quality and Congestion Management requirements.*

**Policy CI 6.3**

Implement TSM plans in conjunction with development in order to prevent future traffic congestion in the City.

**Policy CI 6.4**

Work with Caltrans to implement the use of high-occupancy vehicle (HOV) lanes on I-80 through Fairfield and to study the use of reduced tolls or license fees for carpools and vanpools on highway/interstate facilities.



**Policy CI 6.5**

Coordinate with ride-sharing programs, such as RIDES and Solano Commuter Information, and other transportation agencies to provide up-to-date lists of potential riders and to educate the public on commuting options.

**Policy CI 6.6**

Encourage the development of employer-funded vanpool and shuttle bus services to new employment centers.

**Policy CI 6.7**

Encourage employers to offer flex time arrangements to their employees in order to reduce the percentage of trips made during the peak hours.

**Policy CI 6.8**

Strive to achieve a 30% reduction in the total number of peak period employee trips.

**Objective CI 7**

**Develop a transit network capable of satisfying both local and regional travel demand.**

**Policy CI 7.1**

Encourage maximum utilization of the existing transit system in Fairfield.

***Program CI 7.1 A***

*Establish turnout points to facilitate the loading and unloading of passengers and to reduce conflicts with other traffic.*

***Program CI 7.1 B***

*Study the feasibility of increasing transit frequency in areas currently served, and continue evaluating the possibility of expanding service to areas without service.*

**Policy CI 7.2**

Design transit stops that provide good access to major public facilities and employment centers within the City.

***Program CI 7.2 A***

*Evaluate annually the need for additional bus shelters.*

**Policy CI 7.3**

Develop well-defined transit corridors linking all areas of the City. The transit system shall promote the Central Business District as the cultural and social hub for the City. (See Policy LU 2.2)



**Program CI 7.3 A**

*Establish centralized transit facilities in the western, central and eastern areas of the City. The centralized facility in the eastern area of the City shall be a multi-modal transit station located at the southeast corner of Vanden Road and Peabody Road.*

**Policy CI 7.4**

Provide transit services between major employment centers in each area of the City and surrounding residential communities, coordinating transit services with the particular land uses proposed for each center.

**Policy CI 7.5**

Provide express transit service between the western, central and eastern areas of the City, when the demand is sufficient.

**Policy CI 7.6**

Integrate regional transit with local transit to make the entire system more user-friendly. Coordinate the integration of local and regional transit with the Solano County Transportation Authority and other cities.

**Program CI 7.6 A**

*Develop a system of intermodal transfers between transit operators serving the local area, Solano County and neighboring cities and counties of the region, including the San Francisco Bay Area and Metropolitan Sacramento. The system shall include a multi-modal transit station which provides regional rail service, to be located at the southeast corner of Vanden Road and Peabody Road.*

**Policy CI 7.7**

Coordinate with regional transit planners to determine the feasibility of developing fixed guideway systems for interregional passenger traffic, making use of existing rail lines whenever possible.

**Policy CI 7.8**

Continue to support efforts to expand ridership on the Capital Corridor rail line between Sacramento and the Bay Area.

**Policy CI 7.9**

Encourage studies examining the feasibility of extending Bay Area Rapid Transit (BART) to the City. Support the development of potential routes to the current system and the analysis of potential station locations in the City (e.g. central Fairfield or Cordelia).

**Objective CI 8**

**Preserve the future availability of the Travis Air Force Base facility. (See Policy ED 1.9)**



**Policy CI 8.1**

Participate in any regional studies for additional airport facilities. (See Objective LU 5)

**Objective CI 9**

**Promote maximum opportunities for biking by continuing to develop and maintain a safe, convenient bikeway system which facilitates bicycle travel for commuting, recreation or other purposes.**

**Policy CI 9.1**

Expand the City's north-south and east-west bikeway network through the use of Class I, II and III bikeways in accordance with the factors outlined in Table CI-1.

***Program CI 9.1 A***

*Develop street design and bikeway design standards which at a minimum are consistent with the Caltrans Highway Design Manual. The standards should include cross sections illustrating minimum road width for arterial and collector streets, and bike path and lane dimensions.*

**Policy CI 9.2**

Provide bikeways which link residential areas with major employment centers, parks, opens space areas and other recreational amenities, educational facilities, and commercial areas.

***Program CI 9.2 A***

*Continue to implement the Master Trails Plan. (See Policies OS 11.2, OS 11.3, and OS 11.8 and Programs OS 11.5 A, OS 11.5 B, and OS 11.7 A)*

**Policy CI 9.3**

New arterial streets should provide adequate right-of-way width for Class I Bike Paths or Class II Bike Lanes where appropriate.

**Policy CI 9.4**

Class III Bike Routes shall function as a linkage between Class I and Class II bikeways and be designated on roads where adequate roadway width does not exist for a separate lane or path.

**Policy CI 9.5**

Continue to provide multi-use trails which accommodate pedestrian and bicycle use where appropriate and work toward providing separate trail facilities for pedestrian and bicycle use. (See Policy OS 11.2)

**Policy CI 9.6**

Cooperate with surrounding jurisdictions and regional agencies to establish a countywide bikeway network throughout Solano County which provides linkages with regional networks. (See Policy OS 11.5 and Objective LU 5)

**Policy CI 9.7**

Establish bicycle safety as a priority through on-going public education.

***Program CI 9.7 A***

*The City, in conjunction with local school districts, bicycle shops, and bicycle organizations, should develop public education programs to promote bicycle safety.*

**Policy CI 9.8**

Minimize bicycle/pedestrian/motor vehicle conflicts by providing proper trail, street and intersection design and separation.

**Policy CI 9.9**

Establish funding mechanisms for construction and maintenance of bicycle facilities, and bicycle education and enforcement programs.

***Program CI 9.9 A***

*Adopt a funding plan which includes mandatory bicycle registration and fines for bicycle traffic violations.*

**Policy CI 9.10**

Actively enforce bicycle traffic violations to promote the safe and proper use of bicycles in the community.

**Policy CI 9.11**

Encourage bicycle storage and support facilities in major commercial office and business park developments to encourage the use of bicycles for commuting.

**Policy CI 9.12**

Require that all multi-family, commercial, educational and public facilities provide bicycle racks to facilitate bicycle parking.

**Policy CI 9.13**

Require that all Transportation System Management (TSM) plans address bicycling as a viable alternative mode of transportation and provide incentives for bicycle use.

**Policy CI 9.14**

Integrate bicycle use with public transit use.



## **Objective CI 10**

**Provide pedestrian facilities throughout the City to encourage walking as an alternative to short-distance vehicle travel.**

### **Policy CI 10.1**

Provide pedestrian facilities that are safe and pleasant to use. (See Policy UD 3.2)

### **Policy CI 10.2**

Implement street standards that include sidewalk or walkways on both sides of streets, where appropriate.

### **Policy CI 10.3**

Consider using landscaping or physical barriers on high-capacity arterials to separate vehicles and pedestrians. (See Policy UD 3.2)

### **Policy CI 10.4**

Consider constructing pedestrian overpasses where heavily traveled pedestrian routes cross busy intersections.

### **Policy CI 10.5**

Design access ways to school facilities that will ensure the safety of children.

### ***Program CI 10.5 A***

*In conjunction with local school districts, develop public education programs to promote pedestrian safety.*

### **Policy CI 10.6**

Require new commercial and residential developments to provide walkways that are safe and pleasant to the user.

### **Policy CI 10.7**

Encourage existing facilities and require future facilities to provide access to disabled persons.

### **Policy CI 10.8**

Encourage the location of basic shopping and services within approximately 1,300 feet of residential and industrial areas.

## **Objective CI 11**

**Develop a vehicular circulation system that is safe and sensitive to adjoining land uses.**

### **Policy CI 11.1**

Road and highway accident records shall be maintained to monitor the safety of local facilities.



***Program CI 11.1 A***

*In conjunction with local school districts and other appropriate agencies, develop public education programs to promote automobile safety.*

**Policy CI 11.2**

Route roadways in careful relationship to adjoining land uses to minimize noise, visual, and other impacts.

**Policy CI 11.3**

Discourage through-traffic in residential areas.

**Policy CI 11.4**

Provide for adequate spatial separation and landscaping for development along freeway rights-of-way.

**Objective CI 12**

**Contribute towards improving the air quality of the region through more efficient use of private vehicles and increased use of alternative transportation modes. (See Policy OS 8.3)**

**Policy CI 12.1**

Cooperate with the regional air quality planning agency (the Bay Area Air Quality Management District) and agencies that deal with issues directly related to air quality, such as the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), in the development and implementation of regional air quality strategies. (See Objective LU 5, Policy LU 5.1, Policy OS 8.1, and Policy OS 8.2)

***Program CI 12.1 A***

*Support transportation control measures (TCM) recommended by the 1997 Bay Area Clean Air Plan that would reduce the number and length of vehicle trips, including TCM1 (support voluntary employer based trip reduction programs), TCM 9 (improve bicycle access and facilities), and TCM 19 (advocate planning and design of development projects to facilitate pedestrian travel).*

**Policy CI 12.2**

Support subregional coordination with other cities, counties and planning agencies concerning land use, jobs/housing balance and transportation planning as a means of improving air quality. (See Objective LU 5, Policy LU 5.1, and Policy OS 8.2)

**Policy CI 12.3**

Balance jobs and housing in future development to provide Fairfield residents the opportunity to work in the City near their homes and reduce long-distance



commuting either to or from Fairfield. Jobs should be balanced (to the maximum extent possible) both in numbers and in salary range/housing cost. (See Objective LU 4)

#### **Policy CI 12.4**

Support the expansion and improvement of transit systems and ride sharing programs to reduce the production of automobile emissions. (See Policy OS 8.3)

#### **Policy CI 12.5**

Minimize the number, properly space, and interconnect traffic signals in order to minimize the acceleration/deceleration that produces significantly higher vehicular emission levels.

##### ***Program CI 12.5 A***

*Adopt an action plan to improve the efficiency of traffic signals throughout the City.*

TABLE CI-1  
CRITERIA FOR LOCATING BIKEWAYS  
(See Policy CI 9.1)

**Class I Bike Paths and Multi-Use Trails (off-street paths or trails):**

- Expressways and arterial streets with posted traffic speeds in excess of 45 miles per hour and adequate right-of-way for separate off-street bike path.
- Parks, greenbelts and other open space areas appropriate for dedication of rights-of-way for the exclusive use of bicycles. In these areas both pedestrian and bicycle paths should be separated where possible.
- Abandoned railroad, creekside or waterway rights-of-way.
- Electrical transmission tower easements.

**Class II Bike Lanes (striped on-street lanes):**

- Arterial or collector streets with high projected traffic volumes but with adequate road width to accommodate separate lanes. Posted speed limit generally 45 miles per hour or less.
- Roads with few or no steep inclines.
- Roads with relatively few driveways.
- Roads with relatively low intersection volumes.
- Direct connection from residential areas to major employment, retail, recreation and/or educational facilities.

**Class III Bike Routes (signed on-street routes):**

- Road width and low projected traffic volumes which can accommodate both motor vehicles and bicycles on shared right-of-way. Posted speed limit 30 miles per hour or less.
- Direct linkage to either Class I, Class II or Multi-Use Trail.



# **Supporting Text**

## **Vision 2020 Traffic Task Force**

The Circulation Element incorporates many of the recommendations included in the Vision 2020 Traffic Task Force Final Report of April 1990. The Traffic Task Force evaluated existing and future traffic problems and prepared recommendations based on the previous General Plan. Their recommendations have therefore been updated to reflect current land use and traffic projections.

## **Transportation System Improvements and Land Use**

The future circulation system is consistent with the future land use concept described in the Land Use Element and presented in the Land Use Diagram. The circulation system is designed to facilitate easy access between any two points in the City, including a transit system which links key destinations throughout the City.

The Land Use Element also includes policies for two master development plan areas. These areas are special study areas which require that areawide, specific or master development plans be adopted before any development takes place. These areas do not have specific land use designations on the Land Use Diagram. However, the Land Use Element makes assumptions regarding the anticipated amount and type of development for each area. The circulation system improvements included in the circulation element are based on these development assumptions. However, additional analysis of the circulation system will be necessary when specific, areawide, or master development plans are prepared. This analysis may result in revisions to the ultimate system improvements.

It is essential that a periodic inventory of system facilities be conducted to identify deficiencies and develop plans for mitigation. These plans should be coordinated with the State Transportation Improvement Program (STIP), the Regional Transportation Improvement Program (RTIP) and the Solano County Congestion Management Program (CMP). This coordination must be achieved in order to secure state and federal funding for eligible projects.

## **Transportation Systems Management and Air Quality**

Transportation Systems Management (TSM) aims to improve the efficiency of existing transportation systems. TSM plans are oriented toward making better use of existing transportation facilities through short-term, low-cost improvements that are more easily implemented than system development modifications, such as roadway construction. A key element in the implementation of a TSM plan is the dissemination of information to employer and employees concerning existing transit and rideshare options for trips between home and work.



Commonly, TSM plans involve the implementation of Transportation Demand Management (TDM) and Transportation Control Measures (TCM). TDM employs techniques aimed at reducing traffic congestion. These techniques include the promotion of flexible work schedules, rideshare programs and expanded transit service. These strategies give employees greater flexibility in travel to and from work, reducing congestion during commute periods.

TCMs are incorporated into state-mandated air quality plans. These measures seek to reduce the quantity of pollutants discharged by motor vehicles through a reduction in the number of single-occupant vehicle trips. TCMs not only include public transit and ridesharing, but also measures such as the use of cleaner-burning automobile fuels, the adoption of local trip reduction ordinances, the design of highways to mitigate negative air quality impacts, and land use planning to reduce trip distances.

## **Existing and Future Roadway Network**

The City is served by two interstate freeways (Interstate 80 and Interstate 680), a state highway (Highway 12), a set of arterial streets and many collector and local streets. Proposed improvements to the roadway network are shown in Exhibit CI-1. These include widening the regional highways and major arterials, upgrading freeway interchanges, and creating new roads. A significant new roadway is the new Manuel Campos Parkway, connecting Peabody Road in eastern Fairfield with Interstate 80 at the North Texas Street interchange.

Improvements to the roadway system often require coordination with other jurisdictions. Of particular importance to Fairfield are coordinated roadway connections with Vacaville and Suisun City.

Fairfield's growth in the past several years has stressed the need to improve the local roadway network and parking facilities. Our dependence on the automobile as the primary source of transportation necessitates the improvement of parking facilities at various locations throughout the City.

The need to improve roadway and parking facilities, however, must be carefully balanced with the need to control traffic congestion in Fairfield. The unrestricted expansion of roadways and parking will undermine attempts to promote the use of alternative means of transportation. The long-run economic and social health of the City will depend on favorable traffic conditions that can only be maintained through a balanced transportation system.

## **Existing and Future Transit System**

Transit refers not only to buses and rail systems moving large numbers of people over fixed routes, but also to carpools and vanpools of commuters traveling daily to a common destination. In 1990, new regional transit routes were initiated. These



include buses to the Bay Area Rapid Transit System (BART) and Citylink service to Vacaville. Passenger train service is offered by Amtrak, with trains stopping at the Suisun-Fairfield Station. At a local level, the Fairfield-Suisun Transit System provides bus service to major employment centers, schools, and shopping areas in Fairfield and Suisun City. Coordination between the various transit systems should continue to be encouraged.

The Circulation Element includes policies and programs that address both regional and local transit. These include improvements to regional transit, consideration of a future BART extension to Fairfield, and transit terminals.

## **Bicycle Transportation**

The growth of bicycling as a sport and recreational activity and as an alternative means of transportation has placed increasing demands on local government. The growth of cycling can be attributed in part to the relatively low cost of cycling versus motor vehicle travel, environmental benefits such as reduced air pollution, and health and fitness benefits. The mild climate and predominately flat topography of the Fairfield area are also conducive to cycling.

The use of bicycles as an alternative to motor vehicles can be enhanced by providing cyclists with a safe, more convenient cycling environment. Bikeways should be developed to provide direct routes to major employment centers from residential areas. Roads should be designed and better maintained for bicycle comfort. In addition, the City should consider zoning and development standards for commercial office and business park development which require bicycle storage facilities, showers and locker rooms for employees. Existing public transit facilities can be modified to allow for better bicycle storage and transport so that a link between public transit and bicycle use is reinforced. In addition, bike pools of local commuters can be formed. Employer incentives such as redeemable coupons for bicycle maintenance at local bike shops could encourage bicycle commuting.

In the past, children comprised the greatest percentage of cyclists. However, adults now represent the majority of all cyclists. This change can be attributed to the greater emphasis being placed on health and fitness which has emerged in the past two decades. The availability of parks and multi-use trails which allow bicycles to be ridden in a safe environment has encouraged recreational cycling. Additionally, the technological advances in bicycles themselves have allowed the development of bicycles which are much more comfortable; this has resulted in increased sales to the general public.

Several factors contribute to the safe operation of bicycles. Citizens must be educated on applicable laws, and programs are needed to instruct riders on proper bicycle operation. Violations, such as riding on the wrong side of the street, riding at night without a light, and ignoring traffic signals, account for a majority of bicycle



accidents and citations. Requiring attendance at bicycle safety classes instead of fines will allow enforcement to promote education.

Exhibit CI-2 maps existing and proposed bikeways. Class I bikeways are separate off-street bike paths or trails for bicycles only. Multi-use trails are off-street paths that are shared by pedestrians. Class II Bike Lanes are striped lanes on existing rights-of-way. Class III Bike Routes are bikeways which are signed routes which share the roadway with motor vehicles. Criteria for locating these routes are listed in Table CI-1.

## **Pedestrians**

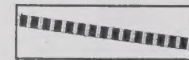
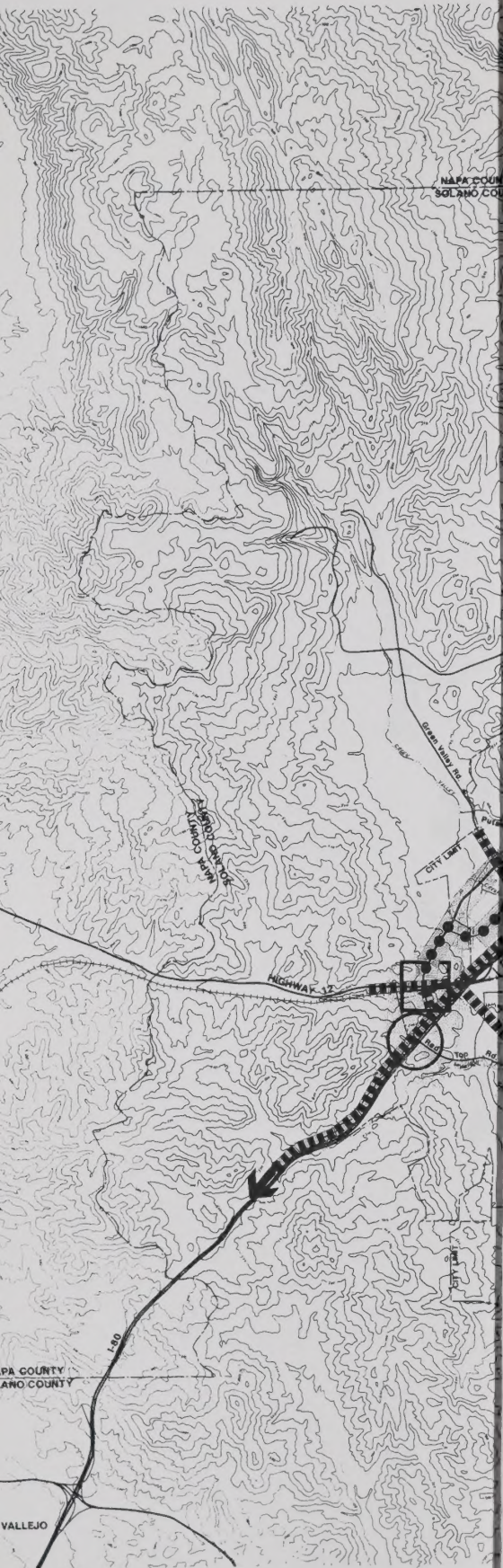
Pedestrian traffic in the City is primarily generated by children; however, many adults walk for pleasure, and walking is often a secondary means of short distance travel. In addition, persons operating wheelchairs are considered pedestrians.

Since children comprise the largest proportion of pedestrians, areas with a large concentration of children, such as schools and playgrounds, demand additional attention to the separation of pedestrians and vehicular traffic. The pedestrian is often intimidated by traffic passing by, noise from traffic, extreme weather conditions, air pollution, and fear of attack. Pedestrians need to be able to move about comfortably and freely. Neighborhood design and the relative proximity to basic goods and services can promote pedestrian travel and safety.

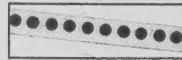


## Exhibit CI - 1

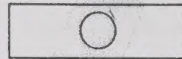
# Proposed Circulation Improvements



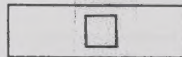
Road improvement



Road construction



Interchange improvement



Interchange construction

### Notes

1. Improvements are conceptual and may change as a result of more detailed study.
2. Some improvements require coordination with other jurisdictions.

## City of Fairfield General Plan

0 1 2 3 Miles



NORTH











# Open Space, Conservation, and Recreation Element

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## Introduction

This element combines two state-mandated elements, conservation and open space, and an optional recreation component into one comprehensive element. The Open Space, Conservation, and Recreation Element specifies objectives, policies, and programs to achieve the permanent preservation and management of public open space lands, natural resources, and the enhancement of community recreational opportunities.

The open space portion of the element addresses open space acquisition and management, preservation of agricultural lands, and citywide open space opportunities in the form of Open Space Planning Areas. Conservation addresses topics such as waterways, natural and riparian habitats, wildlife preservation, and scenic, historic and cultural resources conservation. Recreation topics include neighborhood, community and regional parks and trails in open space areas surrounding the city.

In addition to this Element, policies for open space, conservation, and recreation in the Benicia/Fairfield/Vallejo Buffer Area (Open Space Planning Area 1) are also contained in the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation, an optional element to the Fairfield General Plan.

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## Goal

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The goal of the Open Space, Conservation, and Recreation Element is:

Designate, preserve, and protect agricultural, ecological, recreational and scenic lands in Fairfield and surrounding areas for now and future generations.

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## Objectives, Policies, and Programs

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### Open Space

#### Objective OS 1

Support preservation of existing agricultural lands. (See Policy LU 2.1 and Objective ED 8)

##### Policy OS 1.1

Preserve agricultural enterprises by supporting right-to-farm policies, and separating and buffering agricultural lands from new development areas. (See Policy AG 1.1)

##### Policy OS 1.2

Provide economic support for permanent commitment to agricultural uses. (See Policy AG 1.2)

##### **Program OS 1.2 A**

*Provide economic supports for growers: low interest loans, farmers markets, tax reforms, and water subsidies, in exchange for long term commitment to agricultural use. (See Policy ED 8.1 and AG 1.2 A)*

##### **Program OS 1.2 B**

*Support county agricultural preserve program and a strong county right-to-farm ordinance. (See Policy AG 1.2 B)*

##### **Program OS 1.2 C**

*Encourage development of agriculture processing and handling industries. (See Policy AG 1.2 C)*

#### Policy OS 1.3

Maintain current agricultural zoning in the area east of Travis AFB, including the Jepson Prairie. (See Policy AG 1.3)



**Policy OS 1.4**

Permanently preserve productive agricultural lands within the Suisun Valley by continuing to direct new urban development away from the Suisun Valley. (See Policy LU 2.1, AG 1.4 and ED 8.3)

**Program OS 1.4 A**

*Establish a permanent agricultural buffer between urban development in Fairfield and agriculture in the Suisun Valley. The City will seek to establish such a buffer through the acquisition of fee title, development rights, or conservation easements. The City may choose to lease back to farmers any lands acquired by the City. (See Policy LU 2.1)*

**Policy OS 1.5**

Strongly reaffirm the City of Fairfield's commitment to the basic goals of the 1974 "Solano Irrigation District Agreement," actively participate in any local measures that promote the preservation of agriculture adjacent to Fairfield, and encourage extension of the agreement past its present expiration date. (See Policy AG 1.5)

**Policy OS 1.6**

What is urban shall be municipal, and what is rural shall be within the County. Any urban development requiring basic municipal services shall occur only within the incorporated City and within the urban limit line established by the General Plan. (See Objective LU 3, AG 1.6 and Policy LU 3.1)

**Objective OS 2**

**Create a greenbelt/open space buffer around the perimeter of the city that provides a clear sense of identity for the City of Fairfield as separate from other urban areas and incorporates the hills, the Jepson Prairie, and the Suisun Marsh. (See Policy LU 2.4)**

**Policy OS 2.1**

All future Master Plans shall include adequate provisions for incorporating open space buffers. View corridors, watersheds, and prominent ridges shall be protected, and development on unstable soils shall be discouraged. (See Objective UD 5)

**Policy OS 2.2**

Establish and maintain open space buffer zones between Vallejo and Fairfield along I-80 and between Fairfield and Benicia along I-680, identified as Open Space Planning Area 1 on the Open Space Planning Area map.

**Policy OS 2.3**



All land uses and activities in Open Space Planning Area 1, also known as the Benicia/Fairfield/Vallejo Buffer as shown in Exhibit OS-1, shall conform to the policies contained in the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation.

**Policy OS 2.4**

Preserve open space and agricultural lands in Green Valley.

**Policy OS 2.5**

Establish a permanent open space buffer between Fairfield and Vacaville consistent with the Fairfield-Vacaville Greenbelt Study Committee Report and Recommendations of May 9, 1991.

***Program OS 2.5 A***

*Establish and maintain an ongoing cooperative open space implementation program with the City of Vacaville.*

**Policy OS 2.6**

Maximize open space preserved to enhance City identity and preserve surrounding natural environments. (See Objective UD 5)

**Objective OS 3**

**Maximize public open space with minimum management. (See Objective LU 7)**

**Policy OS 3.1**

Open Space dedications shall provide a plan for funding to insure that financing for interim maintenance is provided.

**Policy OS 3.2**

Ownership and management responsibility of public open space shall be assigned to the agency/organization best suited to meeting this responsibility. Adequate security of open space shall be provided to insure that applicable laws and regulations are enforced.

***Program OS 3.2 A***

*Implement the City's adopted Open Space Acquisition and Management Plan.*

**Policy OS 3.3**

Residents, property owners, and users shall contribute to maintaining public open spaces.

**Objective OS 4**



**Maximize open space through appropriate acquisition mechanisms. (See Objective LU 7)**

**Policy OS 4.1**

New development shall fund its share of open space.

**Policy OS 4.2**

Require dedication of open space lands for development projects in the Fairfield/Vacaville Greenbelt Open Space Planning Area in the northeastern area of Fairfield.

**Policy OS 4.3**

All future areawide plans shall include appropriate mechanisms for acquisition of open space.

**Policy OS 4.4**

An equitable balance shall be sought between development density and open space to be preserved.

**Policy OS 4.5**

Promote clustering of housing units to preserve the hillsides, ridges, and a maximum amount of open space. (See Policy LU 13.1 and Policy UD 5.3)

**Policy OS 4.6**

Utilize development projects as a means for permanently preserving open space by encouraging mechanisms such as land pooling and transfer of development rights within Open Space Planning Areas for the preservation of significant open space features and lands.

***Program OS 4.6 A***

*Require dedication of appropriate open space land or development rights as a condition of approval for proposed development projects.*

***Program OS 4.6 B***

*Establish a method for permanent preservation of open space acquired through a land pooling program. Such designations shall be registered on the property title and shall be maintained should the property be sold.*

**Objective OS 5**

**Generate funds within the community for acquisition and management of open space lands.**

**Policy OS 5.1**

A study shall be conducted by staff to identify, analyze, and establish open space funding mechanisms.

## **Policy OS 5.2**

Through one or more of the following programs, generate funds for acquisition and management of open space.

### ***Program OS 5.2 A***

*Establish Mello-Roos or Marks-Roos financing districts and programs for areas of proposed development to preserve open spaces.*

### ***Program OS 5.2 B***

*Impose an annual bond repayment property tax at an appropriate level for public open space purposes on all new Fairfield residences.*

### ***Program OS 5.2 C***

*Impose an annual parcel tax on existing homes and properties not currently subject to open space assessments. These monies shall be used primarily to maintain public open spaces and associated recreational programs.*

### ***Program OS 5.2 D***

*Revise the bedroom tax to generate a net increase in total revenues for open space funding.*

## **Policy OS 5.3**

Place appropriate funding mechanisms on the local ballot.

## **Conservation**

### **Objective OS 6**

**Enhance visual resources throughout the City. (See Objectives LU 15, LU 16, and UD 5 and Policies UD 5.1, UD 5.2, and UD 5.3)**

#### **Policy OS 6.1**

Preserve the views of hills and other vistas surrounding Fairfield. (See Policy UD 5.2 and Policy HS 4.7)

#### **Policy OS 6.2**

Continue to administer adopted preservation ordinances for trees, streams and hillside development. (See Policy UD 5.3)

#### **Policy OS 6.3**

Require master planning approaches to regulate future developments within designated Open Space Planning Areas.

##### ***Program OS 6.3 A***



*Require studies that document slope suitability and grading requirements as a condition of approval for development projects impacting open space areas.*

**Policy OS 6.4**

All grading shall be integrated and compatible with adjacent areas so as to create a natural topographical appearance and avoid abrupt changes in slope.

***Program OS 6.4 A***

*Grading in hillside areas shall comply with the adopted Hillside Grading Ordinance. (See Policy HS 2.4 and Program HS 2.4 A)*

**Policy OS 6.5**

New development within a Scenic Vista Area or its viewshed shall comply with the policies and guidelines in the Scenic Vistas and Roadways Plan. (See Objective UD 5)

**Policy OS 6.6**

Significant natural features shall be preserved wherever development is allowed in a Scenic Vista Area, and views of these significant features shall not be obstructed.

**Policy OS 6.7**

New development along a Scenic Roadway shall comply with the policies and guidelines in the Scenic Vistas and Roadways Plan.

***Program OS 6.7 A***

*Develop public trails along scenic roadways within the Planning Area. Establish design guidelines for such trails.*

**Policy OS 6.8**

Preserve the character of Nelson Hill through establishment of open space/recreation in conjunction with development projects. (See LU Nelson Hill Policies 4, 5, 6, and 7)

**Policy OS 6.9**

Maintain the scenic vistas of the rolling hills that are seen from the urban areas of Fairfield.

**Policy OS 6.10**

The Cordelia Commons development (generally located to the west of Nelson Hill, north of Cordelia Road and east of Dan Wilson Creek) shall include public open space on Lookout Hill and preserve the marsh area and significant cultural resources. (See LU Nelson Hill Policy 11)



**Policy OS 6.11**

Permanently preserve open space above the 200 foot contour on Cement Hill because of its dominant visual significance to the City. If the City ultimately acquires this open space, it shall develop publicly accessible trails and vista points on Cement Hill to take advantage of the outstanding views of Fairfield and the Valley.

**Program OS 6.11 A**

*Seek development rights, fee title, or conservation easements to lands on Cement Hill in exchange for future development approvals on developable lands below the 200 foot contour.*

**Objective OS 7**

**Identify and protect sensitive resources.**

**Policy OS 7.1**

Establish policies to protect indigenous wildlife and their habitats. Support the Solano County Water Agency Habitat Conservation Plan (HCP) preparation effort and, if the HCP is approved and adopted, implement its requirements.

**Program OS 7.1 A**

*Adopt a conservation plan and mitigation banking program for annual grassland wildlife habitat during any areawide planning process. The plan should identify sites for habitat preservation and enhancement and establish predictable mitigation requirements for developers, mitigation funding mechanisms, and interagency agreements on mitigation measures and priorities. Preparation of the plan would include tasks described in the 1992 General Plan EIR.*

**Program OS 7.1 B**

*For each proposed development site containing riparian, oak woodland, oak savanna, annual grassland, agricultural lands, and wetlands that potentially support special-status raptor nests or habitat, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive*



*biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Program OS 7.1 C**

*For each proposed development site within a riparian, grassland, or Oak Savannah biological community, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as need, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Program OS 7.1 D**

*If elderberry shrubs are found during implementation of Policy OS 7.1, the project proponent will refer to the U.S. Fish and Wildlife Service conservation guidelines for the valley elderberry longhorn beetle (U.S. Fish and Wildlife Service 1999). If it is determined that impacts cannot be avoided by maintaining distance requirements as specified in the guidelines, the project proponent will consult with the U.S. Fish and Wildlife Service under Section 7 of the federal Endangered Species Act (or Section 10 if the project does not involve a federal action). Under Section 7, the consultation will require the preparation of a biological assessment, development of a compensation plan according to U.S. Fish and Wildlife Service guidelines, and, on approval by the U.S. Fish and Wildlife Service, authorization to take valley elderberry longhorn beetle in the form of a Section 7 biological opinion. If no federal action is involved, the project proponent will prepare an Habitat Conservation Plan under Section 10 of the federal Endangered Species Act.*

**Program OS 7.1 E**

*For each proposed development site containing aquatic habitats, including ponds, canals, creeks, or other drainages or water bodies that potentially support California red-legged frog, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as*



*identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Program OS 7.1 F**

*If aquatic habitats, including ponds, canals, creeks, or other drainages or water bodies that potentially support California red-legged frog are found in a project area during implementation of Program OS 7.1E, the project proponent must consult with the U.S. Fish and Wildlife Service under Section 7 of the federal Endangered Species Act (or Section 10 if the project involves a federal action). The consultation could result in additional protocol surveys using U.S. Fish and Wildlife Service survey guidelines and could require the preparation of a biological assessment, development of a compensation plan according to U.S. Fish and Wildlife Service guidelines, and, on approval by the U.S. Fish and Wildlife Service, authorization to take the California red-legged frog in the form of a Section 7 biological opinion. If no federal action is involved, the project proponent will prepare a habitat conservation plan under Section 10 of the federal Endangered Species Act.*

**Program OS 7.1 G**

*For each proposed development site containing aquatic habitats, including vernal pools and other seasonal wetlands, ponds, canals, creeks, or other drainages or water bodies that potentially support California tiger salamander, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department*



of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

**Program OS 7.1H**

For each proposed development site containing riparian habitats, or ponds, canals, creeks, or other drainages or water bodies that potentially support foothill yellow-legged frog or northwestern pond turtle, the City will require qualified biologists to identify and map all sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats; using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, make recommendations for avoiding sensitive biological resources to the extent feasible; and flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

**Program OS 7.1 I**

If aquatic habitats, including ponds, creeks, or other drainages or water bodies that potentially support foothill yellow-legged frog or western pond turtle are found in a project area during implementation of program OS 7.1H, the project proponent will, to the extent feasible, avoid direct and indirect impacts on these habitats by prohibiting construction or related activities in these habitats and establishing a minimum 200-foot-wide no-activity buffer surrounding these habitats. If impacts cannot be avoided, the project proponent will consult with the California Department of Fish and Game to develop appropriate mitigation to offset impacts on these species and their habitats.

**Program OS 7.1 J**

For each proposed development site containing grasslands, brushlands, woodlands, and chaparral with sandy or loose soils, and abundant ant colonies for foraging that potentially support California horned lizard, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.

If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or



*acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Program OS 7.1 K**

*If upland habitats, including grasslands, brushlands, woodlands, and chaparral that potentially support California horned lizard are found in a project area during implementation of Program OS 7.1J, the project proponent will, to the extent feasible, avoid direct and indirect impacts on these habitats. Additional surveys may be conducted to determine presence or absence of this species in the planning area. If it is determined the species is not present on the planning area or on habitat adjacent and contiguous with the planning area, no further mitigation is required. If the species is present, the project proponent will consult with the California Department of Fish and Game to develop appropriate mitigation to offset impacts on this species and its habitat.*

**Program OS 7.1 L**

*If special-status raptors nests are found on or in the vicinity of a project area through implementation of Program 7.1B, the project proponent will consult with the California Department of Fish and Game to develop appropriate site-specific mitigation strategies to avoid impacts on active nests. Active raptor nests are protected under the California Fish and Game Code, Section 3503.5. Mitigation measures could include establishing protective buffer zones, timing restrictions, or compensation through acquisition of replacement nesting habitat.*

**Program OS 7.1 M**

*If nesting Swainson's hawks are found on or in the vicinity of a project area through implementation of Program OS 7.1B or if known nests are identified through other sources (e.g., the California Natural Diversity Database) within 10 miles of the planning area, the project proponent will mitigate for losses of annual grassland and agricultural foraging habitat using the current California Department of Fish and Game mitigation guidelines for Swainson's hawk (California Department of Fish and Game 1994).*

**Program OS 7.1 N**

*For each proposed development site containing grasslands and agricultural habitats along field edges and ruderal habitats that potentially support western burrowing owl, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the*



General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.

If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

**Program OS 7.1 O**

If active burrowing owl nesting or wintering burrows are found on or in the vicinity of a project area through implementation of Program OS 7.1N, the project proponent will implement the California Department of Fish and Game mitigation guidelines for burrowing owls (California Department of Fish and Game 1995).

**Program OS 7.1 P**

For each proposed development site containing riparian areas that potentially support great egret, snowy egret, great blue heron, or black-crowned night heron rookeries, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.

If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

**Program OS 7.1 Q**

If heron or egret rookeries are found on or in the vicinity of a project area through implementation of Program OS 7.1P, the City will require the project proponent to consult with the California Department of Fish and Game to develop appropriate site-specific mitigation strategies to avoid



*impacts on active colonies. These could include establishing no-disturbance buffers, timing restrictions, or habitat compensation.*

**Program OS 7.1 R**

*For each proposed development site containing freshwater or saltwater marsh, or upland sites with blackberries, nettles, thistles, and grain fields that potentially support tricolored blackbird nesting colonies, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed,; using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Program OS 7.1 S**

*If tricolored blackbird nesting colonies are found on or in the vicinity of a project area through implementation of Program OS 7.1R, the City shall require the project proponent to consult with the California Department of Fish and Game to develop appropriate site-specific mitigation strategies to avoid impacts on active colonies. These could include establishing no-disturbance buffers, timing restrictions, or habitat compensation.*

**Program OS 7.1 T**

*For each proposed development site containing saltwater marsh, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive*



biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

#### **Program OS 7.1 U**

If habitat for saltwater marsh special-status species is found on or in the vicinity of a project area through implementation of Program OS 7.1T, the City shall require the project proponent to consult with the California Department of Fish and Game and U.S. Fish and Wildlife Service to determine the potential for state or federally threatened or endangered species or state fully protected species (e.g., salt marsh harvest mouse, California clapper rail, and black rail). If potential for these species exists, then the project proponent will consult with the U.S. Fish and Wildlife Service under Section 10 or 7 of the federal Endangered Species Act and with the California Department of Fish and Game to determine the potential effects of the proposed project on these species. The project proponent will prepare the appropriate state and federal environmental documentation that could ultimately result in authorization to take 1 or more threatened or endangered species under the federal Endangered Species Act and through a California Department of Fish and Game Section 2081 permit process. No take authorization is available for fully protected species, and consultation with the California Department of Fish and Game would be required to develop approved avoidance measures.

#### **Program OS 7.1 V**

If aquatic habitats, including vernal pools and other seasonal wetlands, ponds, creeks, and other drainages or water bodies that potentially support California tiger salamander are found in a project area during implementation of Program OS 7.1G, the project proponent will consult with the U.S. Fish and Wildlife Service under Section 7 of the federal Endangered Species Act (or Section 10 if the project involves a federal action). The consultation could result in additional protocol surveys using U.S. Fish and Wildlife Service survey guidelines and could require the preparation of a biological assessment, development of a compensation plan according to U.S. Fish and Wildlife Service guidelines, and, on acceptance by the U.S. Fish and Wildlife Service, authorization to take the California red-legged frog in the form of a Section 7 biological opinion. If no federal action is involved, the project proponent will prepare a habitat conservation plan under Section 10 of the federal Endangered Species Act.

#### **Policy OS 7.2**

Work with the County to preserve Green Valley Falls as a nature reserve. Plan for limited public access in the environmentally sensitive areas of the Green Valley canyon.



**Policy OS 7.3**

Work with the County to ensure that development projects within the Rockville Hills/Stoneridge Open Space Planning Area to achieve minimal alteration of existing land contours and natural drainage channels.

**Policy OS 7.4**

Provide for the permanent protection of wildlife habitat areas.

**Policy OS 7.5**

Identify and protect vernal pools located in the entire General Plan Area. For vernal pools located in the Technology Park and Travis Reserve, establish a habitat reserve similar to the Jepson Prairie Nature Preserve.

***Program OS 7.5 A***

*Adopt a conservation plan and mitigation banking program for vernal pools and seasonal wetland habitats during the preparation of required areawide plans. The components of this program are described in the 1992 General Plan EIR.*

***Program OS 7.5 B***

*For each proposed development site containing vernal pool or seasonal wetland biological communities, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, and make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

***Program OS 7.5 C***

*If vernal pools or other seasonal wetlands that potentially support federally listed invertebrates are found in a project area during implementation of Program 7.5B, the project proponent must consult with the U.S. Fish and Wildlife Service under Section 7 of the federal ESA (or Section 10 if the project does not involve a federal action). The consultation could result in*



*additional protocol-level surveys to determine the presence or absence of the species and could require the preparation of a biological assessment, development of a compensation plan according to U.S. Fish and Wildlife Service guidelines, and, on approval by the U.S. Fish and Wildlife Service, authorization to take federally listed invertebrates in the form of a Section 7 biological opinion. If no federal action is involved, the project proponent will prepare a habitat conservation plan under Section 10 of the federal Endangered Species Act.*

#### **Policy OS 7.6**

Avoid the potential negative impacts of increased human activity on sensitive habitat areas when establishing new recreational facilities or programs.

##### ***Program OS 7.6 A***

*Prepare guidelines for approval by the Open Space Commission and Community Services Commission for human use of habitat areas.*

#### **Policy OS 7.7**

Promote the preservation of existing mature trees and encourage the planting of appropriate shade trees in new developments. (See Policy UD 6.1 and Program UD 6.1 A)

##### ***Program OS 7.7 A***

*Require the planting of shade trees in new residential and commercial developments per the standards established in the Zoning Ordinance.*

##### ***Program OS 7.7 B***

*Adopt a conservation plan and mitigation banking program for oak savannah and oak woodland habitat during any areawide planning process. The plan should identify habitat preservation and enhancement sites and criteria for incorporating and protecting oak savannah habitat and individual valley oaks as part of development projects, and would establish predictable mitigation requirements for developers, mitigation funding mechanisms, and interagency agreements on mitigation measures and priorities. Preparation of the plan would include tasks described in the 1992 General Plan EIR.*

#### **Policy OS 7.8**

For each proposed development site within oak woodland or oak savannah biological communities, the City will require qualified biologists to identify and map all sensitive biological resources, including special-status species (as defined above) and their habitats; using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, make recommendations for avoiding sensitive biological resources to the extent feasible; and flag or fence sensitive resources to be



avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

**Program 7.8 A**

*The loss of healthy oak trees of all age classes should be avoided or reduced to the extent feasible for each development site. Prior to consideration of any development proposal for the site, the City shall require a botanist to identify and map project-site trees, noting the dbh, and will make recommendations for avoidance. If necessary, a certified arborist may be hired to document the health status of oak trees on the project site. The botanist will coordinate placement of protective temporary fencing outside of the driplines of oak trees to be preserved.*

**Program 7.8 B**

*For each project in which unavoidable removal of oak woodland or savanna will occur, the City shall require the development of a compensation plan. Compensation will consist of tree planting (preferably onsite) or purchase and preservation of existing woodland or savanna. The City will develop required compensation ratios for removed oak trees, consistent with its Tree Conservation Ordinance and require compliance with the compensation plan. Where native oak trees are to be removed, the conservation plan shall provide for replacement with native oak trees, unless native species that are appropriate for the replanting site are not readily available from commercial sources. In this case, non-native species may be approved.*

**Policy OS 7.9**

Promote the protection of special status plant populations. Programs OS 7.9 A – 7.9 C should be applied to the mitigation of special-status plant species, but should be superceded when strategies in the City's Habitat Conservation Plan are developed and approved..

**Program OS 7.9 A**

*The City shall require project proponents within undeveloped lands to retain a qualified botanist to conduct surveys of proposed project sites to identify special-status plant species. If survey results identify potential habitat for special-status plants, blooming period surveys will be conducted for all potentially present special-status plants. All locations of special-status plants will be identified on maps.*

**Program OS 7.9 B**

*Special-status plants, especially federally listed species, will be avoided by construction activities wherever feasible. Prior to beginning construction, the plants and a minimum buffer size to be determined on a*



case-by-case basis for each project site will be fenced and protected throughout construction.

**Program OS 7.9 C**

*If complete avoidance of a special-status plant is not feasible, the impact will be reduced to the extent possible and the unavoidable loss will be compensated. The City will require the project proponent to retain a qualified botanist to develop a mitigation plan. Depending on the legal status of the plant species (i.e., listing under the federal ESA or CESA), the California Department of Fish and Game or U.S. Fish and Wildlife Service will be consulted before preparation of the mitigation plan. The mitigation plan should include a description and map of mitigation sites, methods to be used; management techniques for the sites; and sources of funding to purchase, manage, and preserve the sites. Mitigation could include purchase of an existing offsite area known to support the special-status species to be affected, as well as preserving the site in perpetuity. Transplanting and/or reseedling of special-status plants is not a proven effective compensation method for most species; therefore, project proponents should avoid special-status plants for which transplanting techniques have not been proven or compensate for impacts by preserving another population.*

**Policy OS 7.10**

Promote the prevention of the spread of noxious weeds.

**Program OS 7.10 A**

*The City will require project proponents to hire a qualified botanist to identify and map noxious weed infestation areas before construction activities. The botanist will contact the Solano County Agricultural Commissioner to identify any current noxious weeds of concern in the county. Infestation areas will be avoided by construction activities, if feasible.*

**Objective OS 8**

**Preserve and protect natural resources.**

**Policy OS 8.1**

Mitigate air pollution from fixed and vehicular sources as required by state and regional air quality plans and programs. (See Policy LU 13.2 and Objective CI 12)

**Program OS 8.1 A**

*Develop and adopt an air quality element or equivalent ordinance.*

**Policy OS 8.2**



Work with surrounding communities to develop regional solutions to air quality issues. (See Objective LU 5, Policy LU 5.1, and Policy CI 12.1)

**Policy OS 8.3**

Encourage more efficient use of private vehicles and increased use of mass transit and alternative transportation modes. (See Objectives CI 6 and CI 7 and Policy CI 12.4)

**Policy OS 8.4**

Encourage the retrofitting of existing buildings to be energy efficient. (See Objective HO 8)

**Policy OS 8.5**

Require water conservation and energy efficiency techniques to be incorporated into the design of all development projects. (See Policy UD 6.2 and Policy PF 4.8)

**Policy OS 8.6**

Support recycling activities throughout the City. (See Policy PF 13.1 and Program PF 13.1 A)

***Program OS 8.6 A** Continue to implement the City's household curbside recycling program. (See Program PF 13.1 A)*

**Policy OS 8.7**

Encourage the use of recycled water where feasible.

**Objective OS 9**

**Maintain existing waterways in their natural state if possible.**

**Policy OS 9.1**

Promote restoration and establish permanent mechanisms to protect wetlands and riparian corridors.

**Policy OS 9.2**

Manage all seasonal creeks and other drainage courses so as to protect and enhance the Suisun Marsh. (See Policy PF 8.4 A)

**Policy OS 9.3**

Secure wetlands designation for appropriate lands in the Fairfield/Vacaville Greenbelt and for lands in the Travis AFB/Jepson Prairie Planning Area.

***Program OS 9.3 A***



*Support the establishment of a regional or State wildlife preserve within the Travis AFB/Jepson Prairie Open Space Planning Area that will complement the existing Jepson Prairie Reserve.*

**Policy OS 9.4**

Allow no development on the east side of I-680 between Parish Road and the Cordelia historic area.

**Policy OS 9.5**

Support acquisition of key parcels on the periphery of the Suisun Marsh to ensure the integrity of the entire marsh.

**Policy OS 9.6**

Continue to endorse the integrity of the Suisun Marsh Secondary Management Zone.

**Policy OS 9.7**

Promote only low intensity recreational activities which are compatible with the marsh environment adjacent to Suisun Marsh.

**Policy OS 9.8**

Preserve natural water courses through requirements of land dedication and open space improvement imposed during the land development process.

**Policy OS 9.9**

The proponents of new development projects along important freshwater marsh, riparian, or open water habitat areas that are not already covered by the City's Creekside Protection Ordinance shall provide an assessment of the habitat. Based on the assessment, an enhancement or restoration plan would be required to be prepared by a qualified person(s) experienced in the development and implementation of riparian restoration and enhancement plans.

***Program OS 9.9 A***

*For each proposed development site within freshwater marsh, salt marsh, vernal pool, and seasonal wetland biological communities, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed to map the resources and, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife*



Service and California Department of Fish and Game, make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.

**Program OS 9.9 B**

The loss of freshwater marsh, salt marsh, and vernal pool/seasonal wetland habitat and of stream channel and open-water habitats will be avoided or reduced to the extent feasible for each development site. Within each proposed development or agricultural conversion site, the project wetland ecologist will delineate and map waters of the United States and isolated wetland and open-water habitats and will make recommendations for avoidance. The wetland ecologist will coordinate placement of protective temporary fencing around wetland, stream channel, and open-water habitat to be preserved. Erosion control measures will be implemented at the edges of graded areas to minimize potential release of sediments into adjacent avoided wetland, stream channel, and open-water habitats.

**Program OS 9.9 C**

The City shall require the project proponent to obtain all necessary permits pertaining to affected waters of the United States, including wetland habitat and stream channel and pond habitat regulated by the California Department of Fish and Game and/or San Francisco Bay Regional Water Quality Control Board prior to construction. Grading or other construction activities within streambeds or ponds may require an streambed alteration agreement from the California Department of Fish and Game. Discharge of fill into waters of the United States will require a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers and Clean Water Act Section 401 certification from the San Francisco Bay Regional Water Quality Control Board. The permitting process will also require compensation for construction impacts.



**Program OS 9.9 D**

*For each project in which unavoidable removal of wetland habitat or other waters of the United States will occur, the City shall require the project proponent to develop a compensation plan prior to construction. Compensation may include purchase of mitigation credits for the affected habitat types at an established mitigation bank, if available; preservation, and possibly enhancement, of in-kind habitat types; or creation and preservation of in-kind habitat types. Required mitigation ratios will be developed on a case-by-case basis in coordination with the U.S. Army Corps of Engineers, California Department of Fish and Game, and/or U.S. Fish and Wildlife Service (for wetlands that are occupied by federally listed species).*

**Program OS 9.9 E**

*For each proposed development site within a riparian habitat biological community, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, to map the resources and, using methods and protocols developed or acceptable by the U.S. Fish and Wildlife Service and California Department of Fish and Game, make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Program OS 9.9 F**

*For each proposed development site affecting a stream channel or open water biological communities, the City will require qualified biologists to conduct a reconnaissance survey of the site and identify potential sensitive biological resources, including special-status species (as identified in the 2001 EIR for the Comprehensive Amendment to the General Plan) and their habitats, jurisdictional waters of the United States, and any other protected biological resources. If no sensitive biological resources are found during this survey, no further surveys will be necessary.*

*If sensitive biological resources are found, the biologist will conduct additional surveys, as needed, to map the resources and, using methods*



*and protocols developed or acceptable by the USFWS and CDFG, make recommendations for avoiding sensitive biological resources to the extent feasible. The biologist will also flag or fence sensitive resources to be avoided. This requirement shall apply prior to City consideration of any development proposal for the site.*

**Policy OS 9.10**

Avoid or reduce the loss of riparian habitat to the extent feasible for each development site.

**Program OS 9.10 A**

*For each proposed development within a riparian habitat biological community, and prior to consideration of development proposals, the City shall require a botanist to identify and map riparian habitat and make recommendations for avoidance. The botanist will coordinate placement of protective temporary fencing around riparian habitat to be preserved.*

**Program OS 9.10 B**

*The City shall require the project proponent to obtain all necessary permits pertaining to affected riparian habitat within the planning area prior to allowing development. Removal of riparian habitat may require a streambed alteration agreement from the California Department of Fish and Game and may require a Section 404 permit from the U.S. Army Corps of Engineers and federal Clean Water Act, Section 401, certification from the San Francisco Bay Regional Water Quality Control Board. The permitting process will also require compensation for riparian impacts.*

**Program OS 9.10 C**

*For each project in which unavoidable removal of riparian habitat will occur, the City shall require the project proponent to develop a riparian habitat compensation plan. Compensation will consist of plantings, preferably onsite, or purchase and preservation of existing riparian habitat. The City will develop required compensation ratios for removed riparian vegetation in coordination with the California Department of Fish and Game, or the California Department of Fish and Game may require specific compensation for a site through the streambed alteration agreement.*

**Objective OS 10**

**Preserve and establish cultural and historic resources.**

**Policy OS 10.1**

Conserve valuable resources by promoting educational activities and encouraging conservation efforts by citizens, property owners, and builders.



**Policy OS 10.2**

Assign to the Open Space Commission the responsibility for the official inventory of historical and archeological sites.

**Policy OS 10.3**

Consult with the California Archaeological Inventory Northwest Information Center at Sonoma State University on any project that could have an impact on cultural resources.

**Policy OS 10.4**

Avoid impacts on cultural resources when archeological studies reveal the presence of cultural resources at a development site. If avoidance is infeasible, require site testing by a qualified archeologist to determine the significance of the resources, and implement recommended mitigation measures.

**Policy OS 10.5**

Halt construction at a development site if cultural resources are encountered unexpectedly during construction and require consultation with a qualified archeologist to determine the significance of the resources.

**Policy OS 10.6**

Promote a museum or education center to build awareness of our area's history and resources.

**Policy OS 10.7**

Require archeological studies by a qualified archeologist (as defined by the Secretary of the Interior's standards) in areas of archeological significance prior to approval of development projects.

**Policy OS 10.8**

Prepare and maintain an inventory of historic structures within the General Plan Area per the City's adopted Historic Preservation Ordinance and, where appropriate, promote the inclusion of these structures on the California Register of Historic Resources and the National Register of Historic Places. Work with property owners in seeking registration of historical structures as State Historic Landmarks or listing on the National Register of Historic Places.

***Program OS 10.8 A***

*The City shall require that a qualified architectural historian inventory and evaluate the significance of buildings and structures located in or adjacent to parcels before approval of development projects. Information of resources found to be eligible for listing on the California Register of Historic Resources should be provided to the Open Space Commission for inclusion on their inventory of historic structures.*



**Policy OS 10.9**

Promote the preservation and restoration of historical sites and structures within the General Plan Area that are significant to the City's or the region's cultural or historic background. (See Policy UD 3.4)

**Program OS 10.9 A**

*Implement the City's Historic Preservation Ordinance.*

**Recreation****Objective OS 11**

**Maximize public value from open space for recreational uses. (See Objective LU 6)**

**Policy OS 11.1**

Secure public access to open space to the maximum extent feasible.

**Policy OS 11.2**

Promote trail systems through the open spaces, and pedestrian/bicycle links throughout the City, per the adopted Master Trails Plan. (See Objective CI 9, Policies CI 9.1 and CI 9.2, and Program CI 9.2 A)

**Policy OS 11.3**

Require recreation and trails programs as a condition of approval for future development projects. Plans should provide access to trail heads located on adjacent public lands.

**Policy OS 11.4**

Actively participate with other governmental entities (cities, county, state, and federal) or agencies in the acquisition, management, and use of recreational/open space lands and facilities of mutual interest. (See Policy LU 5.3 and Program LU 5.3 A)

**Program OS 11.4 A**

*Actively promote ridgetop and hillside trails along major north-south ridges connecting Benicia and eastern Vallejo, and between Benicia and Green Valley to become major links to the Bay Area Ridge Trail System.*

**Program OS 11.4 B**

*Actively promote trails for hikers, bicyclists, and equestrians in the Green Valley Falls/Vallejo Lakes Planning Area that link the reservoirs, Green Valley Falls, Lower Green Valley, and the Rockville Hills area.*



### **Policy OS 11.5**

Where a project involves potential open space, natural resource reserves, or recreational lands of interest to more than one entity, the City shall work cooperatively with the other involved agencies. (See Policy LU 5.3 and Program LU 5.3 A)

#### ***Program OS 11.5 A***

*Identify and promote potential shared arrangements for owning, improving, and managing open space/conservation/recreational areas of mutual interest. This may include:*

- *joint powers agreements.*
- *transfer of development rights.*
- *shared ownership of open space areas.*
- *shared management responsibilities.*
- *joint funding programs.*
- *memoranda of understanding.*

### **Policy OS 11.6**

Maintain water courses within the General Plan Area as components of the recreation corridor system. Public access within sensitive habitat areas of waterway shall be considered individually to ensure protection of the habitat resource.

#### ***Program OS 11.6 A***

*Develop a program for establishing pedestrian, bicycle, and equestrian trails with frequent access points along the urban stream corridors.*

### **Policy OS 11.7**

Preserve public access corridors for walkers, bicyclists, and equestrians along future floodway improvement projects whenever feasible.

### **Policy OS 11.8**

Utility easement corridors shall be designated for recreational open space unless an acceptable trail alternative is included in a development plan.

### **Objective OS 12**

**Develop park areas to serve the needs of all residents.**

#### **Policy OS 12.1**



Develop park lands at the local and community levels to meet the recreational needs of current and future Fairfield residents.

### **Policy OS 12.2**

Update and adopt a Parks, Open Space, Leisure, and Cultural Services Plan that identifies potential programs and recreation facility improvements for the Fairfield community. The city should examine funding sources to enable the city to meet its parkland-per-population standards by buildout of the general plan and provide for reestablishment and renovation of aging park facilities.

#### ***Program OS 12.2 A***

*Annually review the Parks, Open Space, Leisure, and Cultural Services Plan in conjunction with the capital improvements program and the annual budget cycle to identify projects for funding and implementation. Annually assess progress in attaining parkland-per-population standards and use that information to adjust funding and/or parkland dedication standards, if necessary.*

### **Policy OS 12.3**

Establish neighborhood parks of approximately five to seven acres at a ratio of 1.5 acres of usable park land per 1,000 residents throughout the City. Neighborhood parks are intended to serve a 1/2 mile radius area.

### **Policy OS 12.4**

Establish community parks of approximately 40 acres at a ratio of two acres usable park lands per 1,000 residents throughout the City. Community parks are intended to serve a two mile radius.

### **Policy OS 12.5**

Establish regional parks to meet regional open space and recreation needs.

#### ***Program OS 12.5 A***

*Develop a regional park in the Rancho Solano North Master Plan Area similar to the Rockville Hills Park. (See Rancho Solano North Policy 11)*

### **Policy OS 12.6**

Develop a new recreational and outdoor cultural complex for softball, soccer, picnicking, and outdoor cultural events.

### **Policy OS 12.7**

Preserve and develop the entire Linear Park system, from Solano Community College into the Peabody Walters Master Plan area, as illustrated on the Land Use Diagram, exclusively as a recreation facility in order to provide an alternative non-motorized vehicular linkage among recreation and parks, schools, shopping, industry, residential, and other community activity centers.



### **Program OS 12.7 A**

*Grant a conservation easement to an eligible non-profit corporation to protect the Linear Park from non-recreational uses.*

# **Supporting Text**

## **Open Space**

Recognizing rapidly increasing development pressures within the region, the City of Fairfield will preserve open space areas surrounding the city in order to maintain the community's sense of identity, natural setting, and quality of life. These open space preserves and buffers shall, when feasible, be acquired or preserved. They will serve to preserve the community character by protecting natural resources, offering recreational opportunities, and maintaining substantial amounts of open space land currently in economically productive uses. Rockville Hills Park has already been established and shall be maintained as a permanent recreational open space buffer.

The Fairfield General Plan identifies 11 Open Space Planning Areas (OSPA) on Exhibit OS-1. These areas are defined due to their geographic location, physical characteristics, development potential, and open space values or attributes. The rationale for designating land for OSPA purposes is explained below.

### **Open Space for the Managed Production of Resources**

Primary economic uses of open space within the Fairfield Planning Area include agriculture and grazing, mineral extraction, and domestic water production. The preservation of agricultural resources, especially intensive row crops, grain production, orchards, and vineyards, is important to the economic vitality of the City and the region. Additionally, agriculture and its associated open space are essential to preserving regional heritage and contribute to the quality of life for residents in the county.

### **Open Space for the Preservation of Natural Resources**

Natural Resources include waterways, natural habitat areas, wetlands, and geologic formations. These resource areas contribute to the character of the community and are valuable in their own right. Inundated by both urban development and agriculture over the past 150 years, remnant habitat areas have become scarcer and therefore take on a greater significance with the passage of time.

### **Open Space for Public Health and Safety**

Unstable hillsides, flooding potential, and Travis AFB noise and safety impacts restrict development potential in many areas around Fairfield. Development in these areas will be strictly regulated or prohibited, with land most susceptible to hazards preserved as permanent open space.



## **Open Space for Public Recreation**

The public is increasingly demanding passive natural recreational opportunities close to urban areas. Passive recreation includes activities such as walking and hiking, riding mountain bikes, bird watching, and picnicking. Often, these activities can be accommodated with public trails next to open space areas with limited public access.

## **Open Space to Shape Urban Growth**

Fairfield and its neighboring cities face significant growth pressures. To preserve the city's individual character and to permanently preserve open space as a mitigation to continued development, buffer zones will be designated between Fairfield and its neighbors. These buffers will permanently define Fairfield's urban edges so that they do not abut development from adjoining cities.

## **Visual Open Space**

Visual open space, particularly hillside areas and ridge tops, contributes greatly to the character of the city. Much of this land is currently used for livestock grazing. These uses should be maintained. Scenic road and parkways are also one of the most common ways people enjoy visual open space. Scenic roads should be designated and maintained to maximize appreciation of rural open space.

## **Open Space Planning Areas**

Brief descriptions of the Open Space Planning Areas (OSPA) are presented below. Exhibit OS-1 graphically depicts these areas. More detailed descriptions of open space attributes, existing conditions, and current uses are presented in the Open Space, Conservation and Recreation section of the Technical Document (Volume II of this General Plan).

### **OSPA 1 - Benicia, Fairfield, Vallejo Buffer Zone**

Generally located between the cities of Benicia, Fairfield, and Vallejo, this OSPA comprises approximately 10,000 acres of generally steep hills primarily used for cattle grazing. Portions of this area are within each of the three cities' spheres of influence. Preservation of these hills as open space is critical to maintaining a physical separation between the cities of Fairfield, Vallejo, and Benicia.

### **OSPA 2 - Lower Green Valley**



Located north of Highway 12 and I-80, west of Rockville Hills Park, and south of Green Valley Falls, this OSPA includes Green Valley and the hills to the west of the valley.

### **OSPA 3 - Green Valley Falls/Vallejo Lakes**

This OSPA is located to the northwest of Cordelia along the Solano-Napa county line. The area consists of two watersheds, one draining into Napa Valley and one draining into Green Valley. The terrain is mostly mountainous, rugged, and steep, with Sugarloaf Peak (elevation 1,686 feet) to the west and Twin Sisters (elevation 2,259 feet) in the eastern portion of the area.

### **OSPA 4 - Rockville Hills/Stoneridge**

This OSPA is located north of the I-80/I-680 interchange and east of Green Valley. It encompasses approximately 2,600 acres of intermittently wooded, rocky, and hilly terrain. A central valley occupies approximately one-third of this area. Rockville Park is located in the southern portion. Prominent peaks are located in the northern portion of the area. Views in all directions, particularly to the east, are spectacular.

### **OSPA 5 AND 6 - Upper and Lower Suisun Valley**

The Suisun Valley occupies approximately 20,000 acres of prime farm and crop land, separating central Fairfield and Cordelia. Suisun Valley defines the Fairfield community and sets it apart from other communities in the Bay Area. It is bounded by Rockville Hills to the west, Suisun Marsh to the south, the Fairfield city limit to the east, and the Napa county line to the north.

### **OSPA 7- Nelson Hill**

This area includes approximately 240 acres lying northeast of Old Cordelia. It is contiguous to, but not incorporated in, the City of Fairfield. The highest point is slightly over 300 feet elevation, and sides are steeply sloped except for the portion facing the Cordelia commercial area. Nelson Hill is recognized as a visual buffer between Cordelia and other areas of the City, affording uniquely spectacular views of the Suisun Marsh to the south.

### **OSPA 8 - Rolling Hills**

The Rolling Hills OSPA occupies approximately 4,000 acres north of Fairfield. The area consists of hilly, often wooded country. Much of it is used for grazing livestock. Portions of this area are within the city limits and are undergoing development, including the Rancho Solano and Rolling Hills projects. The Rolling Hills OSPA has some of the most attractive vistas from central Fairfield. The



Rancho Solano North Master Plan Areas, which is described in the Land Use Element, is located in a portion of this OSPA.

### **OSPA 9 - Fairfield-Vacaville Greenbelt**

This area includes the hills surrounding Lagoon Valley and a strip of land between the cities of Fairfield and Vacaville. Pursued jointly by the cities of Fairfield and Vacaville, a permanent open space buffer shall be established within the OSPA. The open space buffer shall be consistent with the Fairfield-Vacaville Study Committee Report and Recommendations of May 9, 1991 (included as an appendix to the General Plan).

### **OSPA 10 - Travis AFB/Jepson Prairie**

This OSPA encompasses approximately 26 square miles, bounded by Travis Air Force Base, the proposed Fairfield-Vacaville greenbelt, State Route 113, Jepson Prairie's eastern and southern borders, and the Suisun Marsh Preservation Area. Most of the land is devoted to livestock grazing. This is essentially the same area recommended for establishment of a major ecological park in the 1982 Jepson Prairie Feasibility Study. The land is primarily flat to rolling grasslands containing numerous vernal pools and wetlands. It represents some the state's most significant examples of Central Valley Prairie.

### **OSPA 11 - Suisun Marsh**

Located immediately south of Fairfield and Suisun City, Suisun Marsh is the largest continuous estuarine wetland in the United States. Occupying nearly 85,000 acres, the marsh is a vital wintering and breeding area for waterfowl. Strict federal and state regulations protect the wetlands and prohibit any new development or improvements which could degrade its quality. The Grizzly Island Wildlife Area and other State Department of Fish and Game lands are open to the public.

## **Open Space Commission**

The Open Space Commission is charged with recommending to the Planning Commission, the Community Services Commission, the City Council, and other appropriate agencies the means by which to designate, preserve and protect agricultural, ecological, recreational and scenic lands in Fairfield and surrounding areas and to implement the General Plan Open Space and Conservation Element.

A primary duty of the Open Space Commission is to review proposed development within the eleven Open Space Planning Areas for open space approval. The commission is comprised of five standing members and two advisory members.



## **Open Space Acquisition Mechanisms**

The Open Space portion of this Element includes policies and programs regarding open space acquisition. Some methods for acquiring permanent open space are described below.

### **Pooled Development Rights Program**

In a pooled development rights program, several landowners agree to consolidate their landholdings and develop the land under a master development plan. Development is clustered on the least sensitive portions of the site, preserving open space assets. Profits from the development are shared among all of the landowners, even those whose properties are largely set aside as open space.

### **Dedication of Open Space Land**

For large scale development projects, the City requires developers to dedicate land for open space. Recent examples include the Rolling Hills, Rancho Solano, and Paradise Valley projects. For smaller scale projects, open space dedication is generally more difficult to accomplish. In those circumstances where dedication is not feasible, other techniques such as in-lieu fee payment and development rights pooling could be applied.

### **In-Lieu Fee Payment**

During those occasions when it is not desirable or feasible to obtain dedications of open space lands, fees are collected from developers for open space acquisition. Collected revenues are placed into specific open space accounts for purchase of open space lands.

### **Conservation or Open Space Easement**

A conservation or open space easement is a contract between a landowner and another party to hold the land in open space uses. In effect, the easement removes from the landowner the right to develop the land or otherwise interfere with the open space character of the land.

## **Open Space Funding Mechanisms**

Following are potential funding programs that the City could utilize to implement the Open Space policies.

### **Bedroom Tax**



This is a one-time City tax on new residential construction based on the number of bedrooms. Use of the revenue is restricted by City ordinance to funding construction of park and recreation facilities. A fee increase would require a two-thirds vote of the electorate, since this is a "special tax" under Proposition 13.

### **Mello-Roos District**

State law permits the creation of Community Facilities Districts (CFD) which can sell bonds to finance a variety of community projects including the purchase of open space land. The bonds are repaid with an annual parcel tax. Mello-Roos CFD's require a two-thirds vote of the electorate, or a two-thirds vote of affected landowners in newly-developing portions of the City. Most CFD's are created at early stages of the development process by votes of the developers holding the land, and the cost of paying debt service on the bonds is borne by the residents who purchase homes in the districts.

### **Marks-Roos District**

The Marks-Roos Local Bond Pooling Act of 1985 establishes the mechanism for local jurisdictions to create their own bond pools for financing a variety of public facilities. This program allows a more efficient pooling of funding resources, offering substantial savings in comparison to Mello-Roos funding alternatives. Marks-Roos funding is accomplished by forming a joint powers authority. City resolutions are passed for bond sale and expenditures.

### **Parcel Tax**

The parcel tax is a citywide tax. A simple majority election is required if either tax revenues are deposited into the general fund or if the tax is imposed by a joint powers agreement. If the funds are to be specifically earmarked for open space, a two-thirds vote of the electorate is required.

### **Property Tax**

The City may seek a two-thirds voter approval of a general obligation bond measure to fund open space acquisition and management. The bond issue amount is discretionary. Some advantages of this approach include that the City Council and the voters determine the level of funding, the tax is based on property value rather than a flat amount, and the cost of the funding is borne by both present and future property owners.

### **Municipal Park Improvement District**



The Fairfield Municipal Park Improvement District (MPID) has authority to issue bonds for park improvements. The City Council requires bonds to be repaid by a revenue generating source related to the bond expenditure. For example, bonds authorized for the Rancho Solano golf course are being paid by greens fees. Since many types of open space do not generate revenue, the MPID is an appropriate funding source only in selected instances.

### **State Grants**

Limited state funding is available on a case-by-case basis from the Coastal Conservancy, environmental license plate fund, and state park bond money. In some cases, local matching funds would be required for these grants. None of these constitute a stable revenue source.

### **Local Fund Raising**

Local fund raising is limited in potential as a stable or sizable source. This would be most likely to be effective if a very popular site was to be acquired and a modest local matching contribution was required.

### **Conservation**

The conservation portion of the Element addresses visual resources, natural resources such as wildlife habitats and air quality, and cultural and historic resources. These resources are discussed in detail in the Technical Document (Volume II of the General Plan). Following is a general discussion of existing resources in and around the City.

### **Wildlife and Vegetation**

Fairfield is located within a region which has a wide variety of vegetative and wildlife habitats. Land use changes, introduction of detrimental agricultural chemicals, and competition from non-native species have led to the decline of many wildlife species in the area. The Fairfield Planning Area includes the following types of habitats: grassland, oak savanna, woodland, wetland, agricultural, and urban-industrial.

### **Creeks and Watershed Protection**

The principal streams in the Fairfield area include Ledgewood, Pennsylvania Avenue, Union Avenue, Laurel, McCoy, Green Valley, Dan Wilson, Suisun, Jameson Canyon and American Canyon Creeks (see Public Facilities and Services Element Exhibit PF-4). The continued and uninterrupted flow of these streams is vital to maintaining the Suisun Marsh environment.



Although Suisun Marsh is not located within Fairfield's City limits, its value as an open space and water resource is of considerable significance to the City and the region. It is one of the largest contiguous brackish marshes in the United States and constitutes over 10% of California's remaining wetlands. A major wintering ground for waterfowl of the Pacific Flyway, the marsh provides feeding and resting areas for up to 28% of California's waterfowl during the autumn of low rainfall years. The principal authorities protecting the marsh are the San Francisco Bay Conservation and Development Commission (BCDC) and the State Department of Fish and Game (DFG).

### **Archaeological, Historical, and Cultural Resources**

While there has been no comprehensive inventory of archaeological resources within the planning area, individual surveys conducted during environmental review of development projects have identified several important archaeological sites associated with the Patwin era. The Patwins were a small tribe of hunter-gatherers concentrated in villages along local creeks, particularly in Green Valley. Surveyed archaeological sites have included middens, burial grounds, and village sites.

In 1976-77, the Central Solano County Cultural Heritage Commission conducted a survey of historic buildings and features in central Solano County. The study identified many significant historic sites in the City of Fairfield. Most of these are single-family homes located in areas that were originally residential neighborhoods. Other nonresidential structures chosen for their historical significance include the Solano County Courthouse, the water tower on Texas Street and the old post office. The historical town of Cement located in the northern part of the planning area, contains a number of structures related to the Pacific Portland Cement Company Factory. Old Town Cordelia also contains a collection of historical structures.

The City of Fairfield offers a broad range of cultural activities for all age groups. There are a variety of facilities available for these activities, including the Fairfield Center for the Creative Arts, the Fairfield Community Center, the Fairfield Senior Center, various school facilities, and the Fairfield/Suisun Library.

### **Resource Conservation**

Resource conservation issues addressed by the General Plan include waste management, energy, water, and air quality.

The City will address solid waste diversion and disposal through the Source Reduction and Recycling Element (not an element of the General Plan, but a separate document) mandated by the California Integrated Waste Management



Act of 1989. This bill requires each city to divert 25% and 50% of its waste from going to the landfill by the years 1995 and 2000, respectively. The City has already initiated a curbside recycling program. Waste management is also discussed in the Public Facilities and Services Element.

The City has developed a water system that will provide non-potable irrigation water for areas such as parks, median strips, schools and streetscapes. This system will save the City energy, as water which previously went through the treatment and purification process can now be delivered to areas which do not actually require potable water. Please refer to the Public Facilities and Services Element for further discussion of the City's water system.

Energy can be either renewable or nonrenewable. Renewable resources are those whose supply is unlimited or can be replenished. This includes solar, wind, hydroelectric and geothermal energy resources. Nonrenewable resources are those which are limited in supply and which may eventually be depleted. These include water, oil, gas and nuclear power.

The City is located within the Bay Area Air Quality Management District (AQMD) and must comply with state-mandated plans adopted by the district. In general, Fairfield air quality meets national and state standards, except for occasional violations of ozone and carbon monoxide standards. The land use and growth decisions of the City have a profound effect on the ability to combat air pollution. The land use, economic development, and circulation policies included in the General Plan all influence air quality.

### **Mineral Resources**

The Planning Area includes two currently inactive quarries, Nelson Hill and Cement Hill, which were used for construction aggregate. There are abandoned limestone quarries on the western and southern slopes of Cement Hill. Scattered petroleum and natural gas wells have been drilled in the vicinity of Fairfield. (See Exhibit OS-2.)

### **Agricultural Soils Resources**

In the Fairfield Planning Area, the well-drained soils of Suisun Valley and parts of Green Valley are considered to be prime farmland. Most of the hillside country west and north of Fairfield is grazing land. Grazing land also exists in the flat lands north of Travis Air Force Base. The Land Use Element includes two Agricultural Land Use Categories, intensive and extensive agriculture. Intensive agricultural lands are those which have the potential for the highest productive yield and are used for row crops and orchards. Extensive agricultural lands have a relatively lower productive yield and are primarily used for grazing.



## Recreation

The recreation portion of the element primarily addresses outdoor recreation. There are currently thirteen neighborhood and two community parks within the City. In addition, Rockville Hills Park provides a regional facility adjacent to the City limits in the Cordelia Area. The City has two public golf courses, Rancho Solano and Paradise Valley. The City has also completed more than five miles of the linear park. Existing recreation is mapped on Exhibit OS-3.

The Open Space, Conservation and Recreation Element includes standards for the development of future neighborhood and community parks (Policies OS 12.3 and OS 12.4). These standards were developed by the Fairfield Recreation Commission in 1979.



1. The first part of the report deals with the general situation of the country and the position of the various groups. It is a very general and superficial treatment of the subject, but it gives a good impression of the state of affairs. The second part is a more detailed study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The third part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The fourth part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The fifth part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The sixth part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The seventh part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The eighth part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The ninth part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other. The tenth part is a study of the various groups, and it is here that the author shows his real knowledge of the subject. He gives a very full and complete account of the various groups, and he shows how they are connected with each other.



# Open Space Planning Areas



## Planning Areas

- 1 Benicia/Fairfield/Vallejo Buffer
- 2 Lower Green Valley
- 3 Vallejo Lakes/Green Valley Falls
- 4 Rockville Hills
- 5 Suisun Valley
- 6 Lower Suisun Valley
- 7 Nelson Hill
- 8 Rolling Hills
- 9 Cement Hill/Fairfield-Vacaville Buffer
- 10 Jepson Prairie
- 11 Suisun Marsh

## City of Fairfield General Plan

0 1 2 3 Miles



NORTH



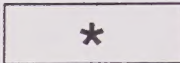




Mineral Resources

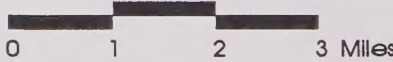


Known old quarry sites



Known old oil and gas wells

City of Fairfield  
General Plan



NORTH







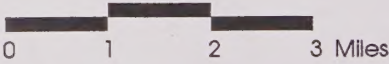
Existing Recreation  
Facilities

Parks

- 1 Laurel Creek Park
- 2 Sunrise Park
- 3 Hillview Park
- 4 Veterans Memorial Park
- 5 Fairfield Linear Park (Phase I)
- 6 Allan Witt Park
- 7 Civic Center
- 8 Lee Bell Park
- 9 Dover Park
- 10 Tabor Park
- 11 Meadow Park
- 12 Tolenas Park
- 13 Mankas Park
- 14 Woodcreek Park
- 15 Rockville Hills Park
- 16 American Canyon Creek Trail Park
- 17 Ridgeview Park
- 18 Rolling Hills Park
- 19 Vintage Green Valley Park

Note: See Exhibit CI-2 "Bikeways" for bikeway and trail locations.

City of Fairfield  
General Plan



NORTH

















# Health and Safety Element

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## Introduction

This Element addresses a wide range of issues related to human health and safety. The topics addressed here relate to the physical setting of the city, various human activities taking place in the area, and the appropriate response to a variety of potential situations that represent threats to people. The overall intent of this Element is to protect persons and their property by identifying potential hazards within the community, minimizing these potential risks whenever possible, and providing for appropriate and timely response in cases of catastrophic events. Potential risks are discussed under the following topic sections within this Element:

- Seismic and Geologic Hazards
- Flooding Hazards
- Fire Hazard
- Aircraft Related Hazards
- Hazardous Wastes and Materials
- Emergency Preparedness
- Noise

The Health and Safety Element is closely related to the Land Use Element, the Public Facilities and Services Element, and the Open Space, Conservation and Recreation Element. The hazards addressed in this Element provide constraints on development and create an additional need for public facilities and services.



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## **Goal**

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The goal of the Health and Safety Element is:

Minimize the public's exposure to harmful impacts caused by hazards and noise.

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## **Objectives, Policies and Programs**

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### **Geologic and Seismic Hazards**

#### **Objective HS 1**

Minimize exposure of the community to hazards associated with seismic activity.

##### **Policy HS 1.1**

Existing buildings, structures, and walls within the City shall meet minimum seismic safety standards.

##### **Policy HS 1.2**

All new buildings, structures, and walls shall conform to the latest seismic and geologic safety structural standards of the California Building Code as a minimum standard.

##### **Policy HS 1.3**

Comply with the requirements of State law and the recommendations of a certified geotechnical consultant when determining setbacks from an active fault trace for new development.

##### **Policy HS 1.4**

Require detailed geologic studies by a Registered Geologist (RG), Certified Engineering Geologist (CEG), and/or Geotechnical Engineer for projects within areas of potential seismic activity. All studies prepared shall identify the location of all surface fault traces within 100 feet of any proposed structure and determine their relative activity. Adequate provisions for mitigation of potential hazards to human life or property shall also be included.

##### **Policy HS 1.5**

The City shall restrict the crossing of Alquist-Priolo Act Special Studies zones by new public and private transmission facilities, including power, water, sewer, gas, and oil lines. Owners of all existing transmission facilities which cross active faults shall be required to file an operations plan with the City describing



the probable effects of transmission line failure at the fault and various emergency facilities and procedures which exist to assure that failure does not threaten public safety.

#### **Policy HS 1.6**

In the event that a transmission facility crosses an Alquist-Priolo Act Special Study Zone, facility design shall include sufficient provisions for valves, switches and other appropriate equipment for minimizing adverse impacts to nearby development from fire, disruption of service, spillage, etc. as a result of fault displacement.

#### **Policy HS 1.7**

Any existing natural gas well which feeds pipelines crossing an Alquist-Priolo Act Special Study Zone shall be equipped with adequate emergency devices to shut off gas flows in the event of pipeline rupture due to fault displacement.

#### **Policy HS 1.8**

Any existing facility which is located within the boundary of a Special Study Zone and attracts large number of people, is open to the public, or provides essential community services, shall be investigated by a structural engineer for potential hazards to life and property due to fault displacement. Cost of such services shall be borne by the building owner. If hazards are identified, appropriate hazard mitigation actions, subject to City approval, shall be implemented.

#### **Policy HS 1.9**

The City should retain a Registered Geologist, Certified Engineering Geologist and/or Geotechnical Engineer to evaluate geologic reports required where seismic conditions warrant special attention. The cost of such services shall be borne by the applicant.

#### **Policy HS 1.10**

Geologists who conduct studies along the upper Cordelia Fault shall contact the California Division of Mines and Geology for early input prior to finalizing the status of this portion of the fault relative to the Alquist-Priolo Special Study Zone.

### **Objective HS 2**

**Minimize exposure of the community to geologic hazards associated with landslides and ground failure.**

#### **Policy HS 2.1**

No critical structures such as utilities, communications facilities, hospitals, emergency relief facilities, high occupancy structures, and fire and police stations shall be located in areas of high ground failure potential.



**Policy HS 2.2**

Require soils and geologic studies by qualified professionals for development within Slope Stability Zone 2 identified on Exhibit HS-1.

**Policy HS 2.3**

Require detailed geologic studies and detailed mitigation measures for development projects located within Zone 3 and Zone 4 of Exhibit HS-1. Property insurance for development in Zone 3 and Zone 4 should be considered as a potential risk mitigation measure.

**Policy HS 2.4**

Development is discouraged on slopes in excess of twenty (20) percent and/or unstable soils.

***Program HS 2.4 A***

*Require compliance with development standards in the Hillside Grading Ordinance. (See Program OS 6.4 B)*

**Policy HS 2.5**

Require strict engineering standards for construction on soils subject to significant shrink/swell and areas of high ground failure potential.

**Policy HS 2.6**

Require strict engineering standards for development projects located in identified landslide prone areas.

**Policy HS 2.7**

Require a detailed geotechnical report, including borings, for projects involving construction on soils and substrate subject to potential liquefaction, and implement the recommendations of the report by making them condition of project approval.

**Policy HS 2.8**

Require an erosion control and rehabilitation plan to be prepared for projects requiring substantial groundbreaking activities to control short-term and long-term erosion and sedimentation in nearby streams and rivers.

**Flooding Hazards****Objective HS 3**

**Minimize exposure of the community to flooding hazards by developing new flood control facilities as well as maintaining current facilities. (See Objective PF 8)**



**Policy HS 3.1**

Work with other jurisdictions to ensure stability of dams at Madigan, Frey, and Curry Lakes where dam failure could result in property damage or personal risk. (See Policy PF 8.4)

**Program HS 3.1 A**

*Uphold minimum Federal Emergency Management Administration (FEMA) standards for flood control facilities.*

**Policy HS 3.2**

Require development within flood plain areas to comply with FEMA regulations by providing adequate flood mitigation and financial protection in the event of flooding. (See Policy PF 8.1)

**Policy HS 3.3**

Investigate potential for earthquake-induced liquefaction of Putah South Canal. Areas of special concern include where Putah South Canal crosses LedgeWood Creek on Suisun Valley Road in Solano County, where it crosses Laurel Creek in north Fairfield, and those portions of the canal constructed on landfill along the base of Cement Hill.

**Program HS 3.3 A**

*A report prepared by a state-registered civil engineer detailing the results of an inspection of the applicable portions of the Putah South Canal shall accompany all projects involving human occupancy which fall within potential inundation proximity of the Putah South Canal. The reports shall include discussion of the reliability of the facility during a 100-year flood event, potential for landsliding, slumping and liquefaction, likely inundation area and any improvements necessary to mitigate identified hazards or risk.*

**Policy HS 3.4**

Continue to update FEMA flood control studies based upon development and ongoing improvements. (See Program PF 9.4 A)

**Policy HS 3.5**

Development that interferes with channel capacity or causes erosion and siltation shall not be allowed.

**Policy HS 3.6**

The City should consider adopting road construction standards for areas designated as flood prone which allow for the passage of flood water under the road surface unless a diking effect is desired.



## **Fire Hazards**

### **Objective HS 4**

**Protect people and property by minimizing levels of fire danger. (See Objective PF 15)**

#### **Policy HS 4.1**

Prohibit residential development in areas of Extreme Wildfire Risk (represented on Exhibit HS-2).

#### **Policy HS 4.2**

Development projects in areas of High Wildfire Risk (see Exhibit HS-2) shall be reviewed by the Fire Chief to ensure that fire protection will not be excessively difficult or dangerous and that mitigation measures are included to minimize risk to acceptable levels.

#### **Policy HS 4.3**

Require landowners to maintain firebreaks around existing residences. Require greater buffer widths in areas of High and Extreme Wildfire Risk. Maintain buffer areas along all major roadways and around structures in areas of High Grassfire Risk identified on the Fire Hazards Map, Exhibit HS-3. (See Policy PF 15.2)

#### **Policy HS 4.4**

Maximum residential density for High Grassfire and High Wildfire Risk Areas shall be one dwelling unit per five acres unless appropriate mitigation measures are included to minimize risk to acceptable levels.

#### **Policy HS 4.5**

Ensure the ability to provide fire protection within areas of new development. (See Objective PF 15)

##### ***Program HS 4.5 A***

*Maintain the City water system at a pressure of 45-55 psi, with a goal of maintaining pressure at not less than 20 psi during fire fighting operations. (See Policy PF 5.6)*

##### ***Program HS 4.5 B***

*Maintain adequate capacity within the City water system to support 1,000 gallons per minute usage from numerous fire hydrants in addition to normal domestic water service.*



#### **Policy HS 4.6**

Require remote hillside developments to maintain sufficient water supplies on-site in the form of pools, ponds, or storage tanks for wildfire protection.

#### **Policy HS 4.7**

Avoid siting structures on hilltops and upper slopes in areas of high fire potential due to danger and difficulty of providing adequate fire protection.

#### **Policy HS 4.8**

Require mitigation for development in high fire potential areas, including site planning to reduce dangers, fire-resistant building materials and plantings adjacent to structures, and insurance requirements in the event of property damage.

#### **Policy HS 4.9**

Hillside development shall take into consideration the recommendations developed by the California Department of Forestry and Fire Protection in order to minimize the risk of loss due to wildfires.

### **Aircraft Related Hazards**

#### **Objective HS 5**

**Protect the safety of persons on the ground from aircraft crash hazard potential. (See Policy LU 13.3)**

#### **Policy HS 5.1**

New development within Compatibility Zones A, B1, B2, C, D, and the Height Review Overlay Zone should comply with the basic and supporting Land Use Compatibility criteria shown in Chapter 2, including Table 2A, and all other applicable criteria of the Land Use Compatibility Plan (LUCP) for Travis AFB. New development within Compatibility Zones should comply with the Primary Compatibility Criteria shown in Table 2A of the Land Use Compatibility Plan for the Travis Aero Club.

#### **Policy HS 5.2**

Projects within the Travis AFB LUCP Area of Influence Compatibility Zones A, B1, B2, or C as shown on Exhibit HS-3 of the General Plan shall be referred to the Solano County Airport Land Use Commission (ALUC) as required by the Solano County Airport Land Use Compatibility Review Procedures. Projects that exceed the height limits specified in Table 2A of the LUCP for Travis AFB shall also be referred to the ALUC. Projects within the Travis Aero Club Compatibility Zones shall be referred to the Solano County ALUC as required by the Travis Aero Club Land Use Compatibility Plan.



**Policy HS 5.3**

If it is the determination of the ALUC that any of the mandatory projects referred to the ALUC are inconsistent with the LUCP for Travis AFB or the Land Use Compatibility Plan for Travis Aero Club, the City Council may hold a hearing to consider the project. The City Council may overrule the ALUC after the hearing by a two-thirds vote if it makes specific findings that the proposed action is consistent with the purposes of Airport Land Use Commission Law as contained in Article 3.5 of the Public Utilities Code.

**Policy HS 5.4**

The city should adopt an open land plan for the entire area within Compatibility Zones A and B north of Air Base Parkway, as defined in the Land Use Compatibility Plan for Travis Aero Club. Individual lots located within Compatibility Zone B south of Air Base Parkway shall include a minimum of 50 percent open land, as defined in the Land Use Compatibility Plan for Travis Aero Club.

**Policy HS 5.5**

The city will require, as a condition of approval of development within Compatibility Zone C of the Travis AFB LUCP, homebuyer notification regarding aircraft operational impacts on the property. Similarly, the city will require homebuyer notification of the proximity of Travis Aero Club and the characteristics of the airport's activity for all new residential development located within Compatibility Zone D of the Land Use Compatibility Plan for Travis Aero Club.

**Policy HS 5.6**

Nonconforming development or reconstruction within the Travis AFB LUCP Area of Influence shall be consistent with the policies in the LUCP regarding such development or reconstruction. Nonconforming development within Aero Club Zone B that is partially or fully destroyed shall comply with the City's replacement requirements for nonconforming structures and uses as contained in the City's Zoning Ordinance.

**Objective HS 6**

**Protect the safety of aircraft in flight.**

**Policy HS 6.1**

Objects and structures within Compatibility Zones A, B1, B2, C, D and the Height Overlay Zone for Travis AFB as shown in Exhibit HS-3 of the General Plan and objects and structures within the Compatibility Zones A, B, and C for the Travis Aero Club as shown in the Land Use Compatibility Plan for Travis Aero Club shall conform to FAR Part 77 height limits.



## **Hazardous Wastes and Materials**

### **Objective HS 7**

**Minimize the risks associated with hazardous waste treatment, storage, disposal and transport to ensure that the residents of Fairfield and the surrounding environment are adequately protected. (See Objective PF 14)**

#### **Policy HS 7.1**

Support the Solano County Hazardous Waste Management Plan (CHWMP) and the policies, objectives and programs contained therein to the extent that they are applicable to the City of Fairfield.

##### ***Program HS 7.1 A***

*Continue to implement the Household Hazardous Waste Disposal program, which allows City residents to properly dispose of household hazardous waste. (See Policy PF 14.1 and Program PF 14.1 A)*

#### **Policy HS 7.2**

Annually review the Multi-Hazard Disaster Plan to ensure that the sections of the plan which address emergencies associated with the storage and transport of hazardous materials reflect current inter-agency response agreements and procedures.

#### **Policy HS 7.3**

Establish zoning standards for all industrial zoned areas, where hazardous waste treatment, transfer, storage and disposal facilities could be located, which are consistent with the adopted Siting Criteria outlined in the Solano CHWMP. (See Policy LU 13.2)

#### **Policy HS 7.4**

Involve the Fire Department and Solano County Department of Environmental Health in the review process for all projects located on commercial and industrial designated properties where potential for hazardous materials use has been identified so procedures for hazardous waste handling, treatment, storage or disposal can be implemented. (See Policy LU 13.2)

#### **Policy HS 7.5**

Continue to address potential concerns associated with the transport, storage, use and disposal of hazardous materials and waste through the environmental review process and minimize risk through the use of proper mitigation measures.



**Policy HS 7.6**

Through the project review process, require risk assessments for all commercial and industrial uses that store, use and produce hazardous materials and are adjacent to residential areas and immobile populations such as schools, hospitals, convalescent homes, prisons etc. Determine an adequate buffer between these uses. (See Policy LU 13.2)

**Policy HS 7.7**

During environmental document preparation for and before approval of any project within 0.5 mile of the boundaries of Travis Air Force Base, the City shall consult with the Travis AFB Environmental Cleanup Program, EPA, California Department of Toxic Substances Control, and the San Francisco Bay Regional Water Quality Control Board regarding continuing base contamination and remediation efforts. No projects shall be approved where there is substantial evidence of existing contamination that would pose an unacceptable risk to the health of future occupants of the project.

**Emergency Preparedness****Objective HS 8**

**Provide for organized and timely relief efforts in the event of a major disaster and all other emergency situations within the Fairfield Planning Area. (See Objectives PF 15 and PF 16)**

**Policy HS 8.1**

Provide secure shelter facilities with adequate supplies for displaced individuals.

**Policy HS 8.2**

Identify critical emergency facilities, including communication, medical, shelter, and transportation facilities, and human resources, and ensure their operation in the event of disaster.

**Policy HS 8.3**

Promote programs within the community that will improve emergency preparedness and public education, and prepare residents to respond to disaster situations.

**Policy HS 8.4**

Ensure that critical services will remain operable in the event of disaster. These services include water, communications, and utilities.



### **Policy HS 8.5**

Annually review the Multi-hazard Disaster Plan to ensure that the plan provides the City with a comprehensive response plan for all disaster or emergency situations.

## **Noise**

### **Objective HS 9**

**Protect the citizens of Fairfield from the harmful and annoying effects of excessive noise and protect the City's economic base by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.**

### **Policy HS 9.1**

Ground transportation noise: The compatibility of proposed projects with existing and future noise levels due to ground transportation noise sources shall be evaluated by comparison to Table HS-1 where the existing or future noise level from ground transportation noise sources is determined to exceed the standards of Table HS-1. Noise levels in outdoor activity areas and interior spaces shall be mitigated to the levels shown in Table HS-1.

### **Policy HS 9.2**

Aircraft noise: All new land use proposals shall comply with the basic and supporting land use compatibility criteria of the Travis AFB Land Use Compatibility Plan (LUCP) and the Land Use Compatibility Plan for Travis Aero Club for aircraft-generated community noise. (See Policy LU 13.3)

#### ***Program HS 9.2 A***

*New residential zoning will not be applied on land where outdoor noise levels are greater than 60 dB CNEL maximum mission contour and/or within Compatibility Zones A, B1, B2 or C as indicated in Travis AFB Land Use Compatibility Plan. Should the LUCP become invalid or set aside, the protection zones and noise contours as shown in the 1995 AICUZ shall govern.*

#### ***Program HS 9.2 B***

*New schools, day care centers, libraries, hospitals, or nursing homes shall not be located in Compatibility Zones A, B1, B2, or C as indicated in the 2002 Travis AFB Land Use Compatibility Plan.*

#### ***Program HS 9.2 C***

*Office uses located within Aero Club Zone B shall include a minimum interior Noise Level Reduction of 25 dBA.*



**Program HS 9.2 D**

*Residential uses located within Aero Club Zone C shall include a minimum interior Noise Level Reduction of 20 dBA.*

**Policy HS 9.3**

Non-transportation noise: Noise created by new non-transportation noise sources shall be mitigated so as not to exceed the interior and exterior noise level standards of Table HS-2. Where proposed non-transportation noise sources are likely to produce noise levels exceeding the performance standards of Table HS-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

**Policy HS 9.4**

Non-transportation noise: New development of noise sensitive land uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the standards of Table HS-2. Where noise sensitive land uses are proposed in areas exposed to existing or projected exterior non-transportation noise levels exceeding the performance standards of Table HS-2, an acoustical analysis shall be required so that noise mitigation may be included in the project design.

**Policy HS 9.5**

All acoustical analyses required by the Noise Component of the Health and Safety Element shall:

- Be the responsibility of the applicant.
- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- Estimate existing and projected (20 years) noise levels in terms of  $L_{dn}$  and/or the standards of Table HS-2, and compare those levels to the policies of this Element.
- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of this Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.



- Estimate noise exposure after the prescribed mitigation measures have been implemented.
- Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

#### **Policy HS 9.6**

The City shall utilize procedures for project review and issuance of building permits to ensure that noise mitigation measures identified in an acoustical analysis are implemented in the project design.

#### **Policy HS 9.7**

The City shall require monitoring of compliance with the standards of the Noise Element after completion of projects where noise mitigation measures have been required.

#### **Policy HS 9.8**

The Police Department shall actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.

#### **Policy HS 9.9**

The City shall purchase only newly acquired equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.

#### **Policy HS 9.10**

The City shall periodically review and update the Noise component of the Health and Safety Element to ensure that noise exposure information and policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the Element.

#### **Policy HS 9.11**

The City shall require all development projects to mitigate noise impacts associated with construction activities.

#### **Policy HS 9.12**

The City shall enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).



TABLE HS-1  
MAXIMUM ALLOWABLE NOISE EXPOSURE TO GROUND  
TRANSPORTATION NOISE SOURCES

| Land Use                           | Outdoor Activity Areas <sup>a</sup> | Interior Spaces    |                            |
|------------------------------------|-------------------------------------|--------------------|----------------------------|
|                                    | $L_{dn}/CNEL$ , dB                  | $L_{dn}/CNEL$ , dB | $L_{eq}$ , dB <sup>b</sup> |
| Residential                        | 60 <sup>c</sup>                     | 45                 | --                         |
| Transient lodging                  | 60 <sup>c</sup>                     | 45                 | --                         |
| Hospitals, nursing homes           | 60 <sup>c</sup>                     | 45                 | --                         |
| Theaters, auditoriums, music halls | --                                  | --                 | 35                         |
| Churches, meeting halls            | 60 <sup>c</sup>                     | --                 | 40                         |
| Office buildings                   | --                                  | --                 | 45                         |
| Schools, libraries, museums        | --                                  | --                 | 45                         |
| Playgrounds, neighborhood parks    | 70                                  | --                 | --                         |

Note: -- = not applicable.

<sup>a</sup> Where the location of outdoor activity areas is unknown, the exterior noise-level standard shall be applied to the property line of the receiving land use.

<sup>b</sup> As determined for a typical worst-case hour during periods of use.

<sup>c</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB  $L_{dn}/CNEL$  or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB  $L_{dn}/CNEL$  may be allowed provided that available exterior noise-level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: Brown-Buntin Associates 1991.



TABLE HS-2  
NOISE-LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY  
OR INCLUDING NONTRANSPORTATION SOURCES

| Land Use                                       | Noise-Level<br>Descriptor | Exterior Noise-Level Standard<br>(Applicable at Property Line) |                                  | Interior Noise-Level Standard  |                                  |
|------------------------------------------------|---------------------------|----------------------------------------------------------------|----------------------------------|--------------------------------|----------------------------------|
|                                                |                           | Daytime<br>(7 a.m. to 10 p.m.)                                 | Nighttime<br>(10 p.m. to 7 a.m.) | Daytime<br>(7 a.m. to 10 p.m.) | Nighttime<br>(10 p.m. to 7 a.m.) |
| Residential                                    | L <sub>eq</sub>           | 50                                                             | 45                               | 40                             | 35                               |
|                                                | L <sub>max</sub>          | 70                                                             | 65                               | 60                             | 55                               |
| Transient lodging, hospitals,<br>nursing homes | L <sub>eq</sub>           | --                                                             | --                               | 40                             | 35                               |
|                                                | L <sub>max</sub>          | --                                                             | --                               | 60                             | 55                               |
| Theaters, auditoriums, music<br>halls          | L <sub>eq</sub>           | --                                                             | --                               | 35                             | 35                               |
| Churches, meeting halls                        | L <sub>eq</sub>           | --                                                             | --                               | 40                             | 40                               |
| Office buildings                               | L <sub>eq</sub>           | --                                                             | --                               | 45                             | --                               |
| Schools, libraries, museums                    | L <sub>eq</sub>           | --                                                             | --                               | 45                             | --                               |
| Playgrounds, parks                             | L <sub>eq</sub>           | 65                                                             | --                               | --                             | --                               |

Notes: Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise-level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwelling).



## Supporting Text

In many cases there are existing documents in addition to the General Plan that will guide the community's response to hazardous conditions. In such cases this Element seeks to support these programs and assist in their implementation. Major additional policy documents concerning health and safety issues are identified below:

- **Alquist-Priolo Act:** This act sets guidelines for development in areas adjacent to faults known to be active. The Alquist-Priolo Act of 1971 defines "active" faults as well-defined features that show geologic or historic evidence of activity in the past 11,000 years. In general, no habitable structures are allowed within 50 feet of an active fault. Prior to developing land in a Special Study Zone, detailed geologic studies are required to locate and assess any active fault tracers.
- **Solano County Comprehensive Airport Land Use Compatibility Plan (ALUCP):** Developed by Solano County, this report seeks to minimize conflicts between urban land uses and air base operations.
- **Solano County Hazardous Waste Management Plan (CHWMP):** Developed under state mandated guidelines, the Solano CHWMP will address hazardous waste management issues through the year 2000.
- **Multi-Hazards Disaster Plan:** This plan, developed by the City of Fairfield, addresses responses to events ranging from earthquakes and flooding relief to nuclear catastrophe.

### Seismic and Geologic Hazards

The City of Fairfield is located along the eastern edge of the seismically active Coast Ranges of California. The Bay Area contains numerous near-parallel active faults. Active faults within the Bay Area include the Green Valley and Cordelia faults near Fairfield. (See Exhibit HS-1.)

Most large earthquakes in the Bay Area have occurred along the major faults, including the San Andreas, Hayward, and Calaveras faults, which are located 20 to 45 miles west and south of Fairfield. The largest recorded earthquake in the Fairfield area occurred on April 19, 1892 with a large aftershock on April 21, 1892 with an estimated magnitude range of 6.0 to 6.5.

Buildings most at risk from a medium to large earthquake are un-reinforced concrete and masonry buildings constructed before the 1940's. Older houses



(pre-1940) are sometimes not bolted down to their foundations and may slide off their foundations, causing significant damage. Buried pipelines may be damaged during ground shaking, especially pipelines in soft ground and pipelines which make a sudden transition between very firm and relatively soft ground.

### **Soil/Slope Stability Hazards**

Expansive soils are a common source of moderate damage to houses and light structures in the Bay Area. Clay-rich topsoil with a high shrink-swell potential is common on the hillsides and valleys of the Fairfield Planning Area. Damage to structures, such as cracking of foundations, may result from repetition of the shrink-swell cycle.

Landsliding and debris-flow hazards exist to various degrees in all of the hillside areas around Fairfield. The immediate cause of a landslide is usually excess water due to heavy rainfall or channelized water flows. In the more unstable hillside areas very large, probably ancient, landslides are common. Old landslides may be reactivated or new landslides may be caused by poorly designed grading or by concentrated runoff from new development in or near ancient landslide deposits.

A common cause of damaging landslides in the Bay Area is improper grading within hillside developments. These landslides are often expensive to repair due to their proximity to buildings and developed areas. Future development pressures may lead to increased hillside development, and additional landslide damage of this nature can be expected.

### **Landslide Susceptibility**

The hill and valley regions of the planning area have been divided into four general slope stability zones, which are identified on the Geological Hazards Map (Exhibit HS-1). A brief description of the four zones follows:

- Zone 1** Areas of 0 to 5 percent slope, which are not underlain by known landslides. This zone is generally limited to the near level alluvial valleys. For the most part, soil stability is not a limiting factor in Zone 1.
- Zone 2** Slopes of 5 percent or greater which generally contain few, usually small landslides. The landslides are often concentrated in relatively small areas. This zone is mapped in the generally resistant rocks of the Sonoma Volcanics. Soil stability must be considered in Zone 2, although it is not generally a major concern and engineering solutions will solve most problems.



**Zone 3** Slopes of 5 percent or steeper which contain occasional to moderate numbers of landslides. The landslides are often concentrated in relatively small areas. Slope stability can be a major concern in parts of Zone 3. Site design and engineering will be strongly influenced by site conditions in Zone 3.

**Zone 4** Slopes of 5 percent or greater, which contain many to very many landslides. This Zone is mapped in the gentle, rolling hills west of Interstate 680 which are generally composed of Markley Sandstone. Slope stability is the major concern in Zone 4 and severely limits all developments. Any development in Zone 4 will require very careful design considerations. Large-scale developments should be strongly discouraged in Zone 4.

### **Flooding Hazards**

The potential for flood damage in the Fairfield area has increased with urbanization over recent years. Five streams which periodically overflow in the Fairfield area are Ledgewood, Pennsylvania Avenue, Union Avenue, Laurel, and McCoy creeks. In the lower reaches of this creek system, flood hazards are intensified by high tides that result in restricted drainage.

The Federal Emergency Management Association (FEMA) prepares and updates 100-year flood maps. The flood map is intended to identify areas with a 1% chance of flooding in any given year. Sites within the flood areas should be considered to be at higher risk than sites outside of the areas, although all sites within the 100-year flood zone should not experience flooding at the same time. Existing and future drainage improvements should reduce the risk of flooding. It is also possible for flooding to occur outside of the designated flood areas.

The majority of flood-prone lands in the Fairfield Planning Area are downstream lands which are subject to inundation during heavy rainfall along Suisun Valley, Dan Wilson, and Green Valley Creeks. The major cause of flooding in southern Fairfield and in the Cordelia area is the low lying nature of the land and the associated effects of high tides.

### **Fairfield Vicinity Streams Project**

The City of Fairfield, in conjunction with the U.S. Army Corps of Engineers, has completed the Fairfield Streams Flood Control Project. The project consists of modifications to Ledgewood, Laurel and McCoy Creeks and the diversion of three creeks - Pennsylvania Avenue Creek into Ledgewood Creek, Union Avenue Creek into Laurel Creek and Laurel Creek into McCoy Creek.



## **Dam Failure**

The Office of Emergency Services has compiled a list of 19 dams existing in Solano County. Dams with the potential to cause property damage, injury, or loss of human life in the Fairfield Planning Area are found at Lake Curry, Lake Frey, and Lake Madigan.

## **Canal Failure**

Putah South Canal has the potential for earthquake-induced flooding due to slumping, landslides, and liquefaction. If a large landslide were to block or rupture the canal during a period of high flow, flooding would occur before repairs could be made. Canal crossings at Ledgewood Creek on Suisun Valley Road and at Laurel Creek north of Fairfield are specific areas where liquefaction could occur.

## **Fire Hazard**

### **Rural/Hillside Areas Fire Potential**

Significant portions of the foothill watershed areas surrounding Fairfield are threatened with wildfire risk, and these areas present a dangerous combination of factors. Hazards related to wildfire include risk of personal injury and property damage as well as the danger fire fighters must face to combat fires. For these reasons, development in areas subject to wildfire is strongly discouraged.

Factors contributing to risk of fire include dense and fire-prone vegetation, wind funneling effects of steep topography, poor access for fire-fighting equipment, lack of adequate water pressure and service at fire-prone elevations, and seasonal atmospheric conditions (warm, dry seasons and strong afternoon winds). Three fire potential zones are identified on the Fire Hazards Map (Exhibit HS-2). Brief descriptions of these zones follow.

**Extreme Wildfire Risk Areas** are those lands where severe burning conditions prevails (chaparral and heavy woodland, steep slopes, poor access, winds). This includes hilly areas to the west and northwest of Fairfield, the Cement Hill area, the hills above Green Valley and the hills above Interstate 80 and 680 just south of Cordelia.

**High Wildfire Risk Areas** are those lands where high potential for burning prevails due to mixed woodland-grassland, grassland, steep slopes, poor access, and winds. Areas of high fire risk are intermixed within areas of extreme fire risk.



**High Grassfire Risk Areas** are areas which have a high ignition potential in combination with periodic high winds. Fire risk is significant here, although not as severe as the mountainous wildfire risk areas.

The risk of fire danger must be carefully considered when reviewing plans for residential development in the rural hillsides surrounding Fairfield.

### **Urban Fire Potential**

Urban fires represent a greater threat of property damage and personal injury than rural fires for several reasons. The urban fire most commonly involves structures, and therefore has greater damage potential than rural fires. There is also a greater risk of vehicle fires in the urban setting due to the greater number of vehicles present. Within the urban setting, there is also a greater risk of conflagration, an uncontrollable fire, involving structures. Such a fire could destroy whole areas of the City, leading to greater loss of life and property.

Urban fire also present a greater risk of releasing toxic fumes due to materials used for industrial processes and manufacturing, as well as potentially toxic products being stored for future retail sales. The industrial and manufacturing processes themselves can be the cause of fire due to the volatile chemicals used or the nature of the manufacturing process. For these reasons, such industrial land uses are incompatible with residential land uses and shall require adequate buffer areas to avoid land use conflicts.

In order to respond to an emergency situation, high-density portions of development projects should be located away from the center of the development and adjacent to a major arterial roadway. In addition, no development project should rely on a single entry/exit road. Rather, multiple entrance and exit roads should be provided to ensure emergency vehicle access.

Among the greatest risk situations existing within the City of Fairfield are the shingle roofs common among older homes. The City requires roofs on new homes and any replacement roofs to be of fire resistant materials, but until all older roofs are replaced they will present an added fire hazard.

Please refer to the Public Facilities Element for additional discussion of fire protection facilities and services.

### **Aircraft Related Hazards**

Travis Air Force Base (AFB) is the only airport facility in Fairfield and is the largest airport facility in Solano County. It has been used by the Department of Defense for military operations since the early 1940's and is home of the world's largest



military airlift unit. The six different aircraft assigned to Travis perform approximately 170 daily operations.

The aircraft operations of Travis AFB pose potential crash hazards to persons and property in the vicinity of the facility. Conversely, the development and use of property in the vicinity of Travis AFB may create hazards for aircraft approaching or departing the facility.

To address these concerns, the Solano County Airport Land Use Commission (ALUC) adopted the Land Use Compatibility Plan (LUCP) for Travis AFB on June 13, 2002. The LUCP contains criteria and policies related to the compatibility of the Travis AFB facility and surrounding land uses.

Exhibit HS-3 shows the LUCP's Referral Area and five Compatibility Zones: A, B1, B2, C, D and the Height Review Overlay Zone.

- Compatibility Zone A is the most critical safety zone. These clear zones are located at the ends and along the sides of the runways immediately below the initial take-off and final approach flight paths and are exposed to the greatest potential for aircraft accidents.
- Compatibility Zones B1 and B2 are also within the initial take-off and final approach flight paths but are less critical than the Compatibility Zone A. Significant danger due to the potential for aircraft accidents still exists.
- The C Zone encompasses the general area around TAFB. This area is subject to issues of aircraft noise, risks to people on the ground, and airspace protection.
- The D Zone encompasses most of central Fairfield. It must be kept clear of flight path obstructions and hazards to flight. Limitations on the height of structures are the only compatibility factors within this zone.
- The Height Overlay Zone covers locations where the terrain exceeds or comes within 35 feet of any of the airspace protection surfaces for Travis AFB. This zone overlays portions of the other compatibility zones.

Should the ALUCP become invalid or be set aside, the protection zones as shown in Air Installation Compatible Use Zone (AICUZ) shall govern.

Also contained in the LUCP are Land Use Compatibility policies and criteria. These policies and criteria categorize specific land uses and their appropriateness in each of the Compatibility Zones above.

Travis Aero Club is located on the northwestern corner of Travis AFB. The facility consists of a 2,000-foot runway, parallel taxiway, aircraft apron for sixteen



airplanes, and two buildings. Use of the Aero Club is limited; the airport is open only to Aero Club members, Travis AFB military and civilian personnel who have their own aircraft, and other users who obtain prior permission to land. On March 13, 1997, the Solano County ALUC adopted the Land Use Compatibility Plan for Travis Aero Club. The Land Use Compatibility Plan contains policies related to the compatibility of the Aero Club facility and surrounding land uses.

## **Hazardous Materials and Waste Management**

State law has directed all counties to prepare a plan for the management of hazardous wastes. Solano County has prepared a Hazardous Waste Management Plan (CHWMP), which was adopted on August 31, 1989. The Solano CHWMP provides for environmentally sound management of all hazardous wastes projected to be generated in Solano County through the year 2000. The State Department of Health Services (DHS) is the agency responsible for administering and overseeing the hazardous waste management process; it has approved the County's plan.

The Solano CHWMP was prepared for the purpose of complying with federal and state laws that mandate an improvement in the management of hazardous wastes; to assist in expediting the land-use permitting process for new treatment, storage and disposal facilities; and to assist in identifying California's hazardous waste management needs. Data from the Solano CHWMP will be incorporated into the state HWMP.

To comply with provisions of state hazardous waste management law, the City chose to adopt the applicable portions of the CHWMP. The siting criteria, policies, objectives and programs have been incorporated by reference into the General Plan. Those portions of the CHWMP that affect the City of Fairfield will be addressed, while those portions which are not relevant will not be incorporated.

## **Siting Criteria**

Solano County adopted a modified version of the DHS siting criteria for locating hazardous waste treatment, storage and disposal facilities. DHS criteria are grouped into four categories: location, hazard potential, public safety and physical site limitations. The criteria are used to determine suitable locations for two general types of facilities, Transfer/Storage/Treatment Facilities and Residual Repositories (disposal sites). Where applicable, maps were prepared to assist in the determination.

Solano County modifications to DHS criteria relate to the distance from residences and immobile populations, the siting of facilities on prime agricultural lands and the definition of appropriate zoning. Of primary importance to the City is that the modified criteria require a minimum 2000-foot buffer area between disposal sites



and residences and immobile populations, which include schools, hospitals, convalescent homes, prisons etc. In addition, a risk assessment must be prepared that considers the type of waste, the design features of the facility, and the adequacy of the 2000-foot buffer. The County's requirements are more stringent than those required by DHS.

### **Solano CHWMP Policies, Objectives and Programs**

The Solano CHWMP identifies seventeen policy areas. The policies, objectives and programs contained within the Solano CHWMP direct the County to create certain conditions and/or undertake various hazardous waste management actions. Cities within the county are also identified as participants within several of the policies and programs.

The CHWMP policies are written both to function independently and in concert with each other. The first policy promotes source reduction and on-site waste reduction as the preferred hazardous waste strategy. Other policies promote the establishment of a comprehensive education program to increase awareness of hazardous waste issues, provide an adequate and convenient means for disposal of hazardous wastes, encourage development of sufficient and necessary facility capacity for treatment transfer and disposal of hazardous wastes, encourage multi-county and regional efforts to plan for hazardous waste management through fair share agreements, promote programs that prevent emergency incidents and respond to accidental and illegal discharge of hazardous materials, and ensure that contaminated sites are identified and that aggressive and timely remedial action is taken.

### **Hazardous Materials Transport**

Hazardous materials are transported through Fairfield on a regular basis along the major transportation corridors. Interstates 80 and 680 in Fairfield and 780 and 505 in Solano County are all part of the national network for STAA trucks (Surface Transportation Assistance Act, which regulates large trucks), which are used for the transportation of hazardous materials. In addition, the Southern Pacific Railroad (SPRR), a major rail line bisecting Fairfield, transports hazardous materials both to local industry and to other cities. The City's Multi-Hazards Disaster plan outlines the procedures and agencies involved in responding to hazardous materials spills on highways and railways. Planning concerns focus on setbacks for residential uses and immobile populations from major transportation corridors such as the interstates and rail lines. Risk associated with the transport of hazardous materials can be reduced by promoting industries which utilize source reduction and on-site reuse and waste disposal of hazardous materials.



## **Emergency Preparedness**

In 1987 the City of Fairfield prepared and adopted the Multi-Hazard Disaster Plan to guide emergency relief efforts in the event of a disaster. The plan is required by the State for those communities wishing to be eligible for disaster funding. The plan includes provisions for all City services during anticipated disasters and outlines evacuation plans, emergency response guidelines, and other operating procedures. With acceptance of this plan by the State, the City's Department of Public Safety will be prepared to respond to anticipated disaster events.

The plan addresses the City of Fairfield's response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. The plan describes the responsibilities of the emergency management organizations. Emphasis of the Plan is placed on emergency planning, coordination with Federal, State, and local agencies, training of emergency relief personnel (full-time, volunteer, and reserve), and public awareness and education. It also addresses mitigation measures to reduce losses from disasters, including land use, design, and construction regulations.

## **Noise**

The purpose of the Noise Element is to provide information and mechanisms to mitigate existing noise conflicts and to minimize future noise conflicts.

### **State Policy and Authorization**

The contents of a Noise Element are governed by Section 65302(f) of the California Government Code, and by the Noise Element Guidelines published in 1987 by the California Office of Planning and Research (OPR). The OPR Guidelines require the community to identify both major noise sources and areas sensitive to noise levels. These areas are to be mapped via generalized noise exposure contours for existing and projected conditions. Noise levels are to be described in terms of either Community Noise Equivalent Level (CNEL) or the Day-Night Average Sound Level ( $L_{dn}$ ). Both measures are descriptors of total noise exposure at a given location for an annual average day.

The use of CNEL, which requires special consideration of evening hours, introduces additional complexities in calculations and uncertainty in data collection as compared to the Day-Night Level ( $L_{dn}$ ), which typically is within 1 dB of the CNEL in a given situation. (The  $L_{dn}$  is employed in State regulations and Federal guidelines, and its use is recommended by the State Noise Element Guidelines.) Thus, the CNEL descriptor could be supplemented with the simpler  $L_{dn}$  descriptor with no significant adverse consequences.



Another common noise descriptor is the Equivalent Sound Level ( $L_{eq}$ ). This is a measurement of the average sound level, typically over a one-hour period.

The noise exposure information developed for the Noise Element is to be incorporated into the General Plan to serve as a basis for achieving land use compatibility within the community. Further, the noise exposure information is to be used to provide baseline levels for use in the development and enforcement of a local noise control ordinance. The Noise Element does not apply to workplace noise exposures, which are regulated by Federal and State agencies.

### **Relationship to the General Plan**

The Noise Element is related to the Land Use, Housing, Circulation and Open Space Elements of the General Plan. Recognition of the interrelationship of the Noise Element and these four mandated elements is necessary to prepare an integrated general plan. The relationship between these elements is briefly discussed below:

#### **Land Use**

An objective of the Noise Element is to provide noise exposure information for use in the Land Use Element. When integrated with the Noise Element, the Land Use Element will show acceptable land uses in relation to existing and projected noise levels.

#### **Housing**

The Housing Element considers the provision of adequate sites for new housing and standards for housing stock. Since residential land uses are noise-sensitive, the noise exposure information of the Noise Element must be considered when planning the locations of new housing. The State Noise Insulation Standards may influence the locations and construction costs of multi-family dwellings, which should be considered by the Housing Element.

#### **Circulation**

The circulation system, which is a major source of noise, must be correlated with the Land Use Element. Noise exposure will thus be a decisive factor in the location and design of new transportation facilities, and in the mitigation of noise produced by existing facilities upon existing and planned land uses.

#### **Open Space**

Excessive noise can adversely affect the enjoyment of recreational pursuits in designated open space, particularly in areas where quiet is a valued part of the



recreational experience. Thus noise exposures should be considered in planning for this kind of open space use. Conversely, open space can be used to buffer noise-sensitive uses from noise sources by providing setbacks and screening.

### **Existing Noise Conditions in Fairfield**

Exhibits HS-3 and HS-4 depict the existing noise environment in the planning area. This noise environment is defined primarily as vehicular traffic on highways and arterial roadways, operations on the Southern Pacific Railroad, and aircraft operations at Travis Air Force Base. Industrial noise sources also contribute to the noise environment, but to a lesser extent. These noise sources were quantified by a combination of noise measurements, review of existing noise literature, and application of accepted modeling techniques. A community noise survey was also performed to evaluate existing noise levels in residential sections of the planning area.

### **Sensitive Land Uses**

Noise-sensitive land uses in the Fairfield planning area were considered to include residential areas, schools and parks. Hospitals, auditoriums, churches and meeting facilities are noise sensitive land uses for interior noise levels, but are generally not as sensitive to exterior noise as land uses without outdoor activity areas. In some cases, office uses may be considered noise sensitive land uses for interior noise levels. The community noise survey results indicate that typical noise levels in noise sensitive areas of the City of Fairfield range from 50 dB to 55 dB  $L_{dn}$ .

### **Travis Air Force Base Noise**

The Travis Air Force Base (AFB) Air Installation Compatible Use Zone (AICUZ) study is an evaluation of the noise and accident potential environment in the air base vicinity, and is designed to be used in the planning process to ensure that the safety and operational capabilities of Travis AFB are preserved. A Comprehensive Airport Land Use Compatibility Plan (LUCP) was prepared for the Solano County Airport Land Use Commission (ALUC) with comprehensive land use planning policies and guidelines intended to protect the safety and general welfare of people in the vicinity of the Air Base and assure the safety of air navigation. The noise contours for the LUCP were prepared in terms of CNEL and are included in Exhibit HS-3.

### **Travis Aero Club Noise**

The Land Use Compatibility Plan for the Travis Aero Club was prepared for the ALUC to assure that future development of adjacent property remains compatible



with Aero Club aircraft activity. The Compatibility Zones included in the Compatibility Plan incorporate noise impacts for the Aero Club.

### **Railroad Noise**

Railroad activity in Fairfield consists of Amtrak and freight activity on the east/west Southern Pacific Railroad trackage. Based upon the measured single event noise levels and the operational information provided by the railroad company, the  $L_{dn}$  due to railroad operations was calculated to be 76 dB at a reference distance of 100 feet from the railroad centerline.

### **Vehicular Traffic Noise**

Interstate 80, State Route 12 and the major arterial roadways are major contributors to the existing noise environment in the Plan Area. The distance to the existing 65 dB  $L_{dn}$  noise contours for I-80 and SR-12 were computed to be about 800 feet and 270 feet respectively.

### **Industrial and Other Noise Sources**

Noise is inherent in many industrial processes, even when the best available noise control technology is applied. Noise production within an industrial facility is controlled by Federal and State employee health and safety regulations (OSHA and Cal-OSHA), but exterior noise emissions from industrial operations have the potential to exceed locally acceptable standards for noise sensitive land uses.

From a land use planning perspective, industrial noise control issues focus upon two objectives. The first is to prevent the introduction of new noise-producing uses in a noise sensitive area. The second is to prevent encroachment of noise sensitive uses upon existing industrial facilities. The first objective can be achieved by applying noise performance standards to proposed new industrial uses. The second objective can be met by requiring that new noise sensitive uses in proximity to existing industrial facilities include mitigation measures to ensure compliance with noise performance standards.



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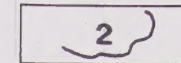
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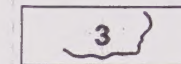


# Geologic Hazards

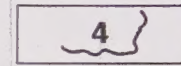
## Slope Stability Zones



Slopes of 5% or greater which generally contain few, usually small landslides. This zone is mapped in the generally resistant rocks of the Sonoma Volcanics.

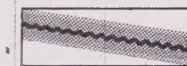


Slopes of 5% or steeper which contain occasional to moderate numbers of landslides. The landslides are often concentrated in relatively small areas. This zone is generally mapped in the well-bedded Great Valley sedimentary rocks.

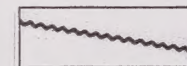


Slopes of 5% or greater, which contain many to very many landslides. This zone is mapped in the gentle, rolling hills west of I-680 which are generally composed of the Markley Sandstone.

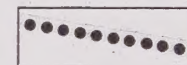
## Faults



Known active faults, showing Alquist-Priolo Special Study Zones



Faults not known to be active



Fault under consideration for inclusion in Alquist-Priolo Special Study Zone

# City of Fairfield General Plan

0 1 2 3 Miles



NORTH





Fire Hazards



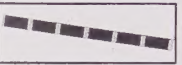
Extreme wildfire risk areas:

chaparral, dense woodland, steep slopes, poor access, winds



High wildfire risk areas:

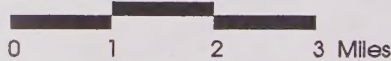
woodland-grassland, grassland, steep slopes, poor access, winds



High grassfire risk areas:

grassland, grazing, hilly, winds

City of Fairfield  
General Plan



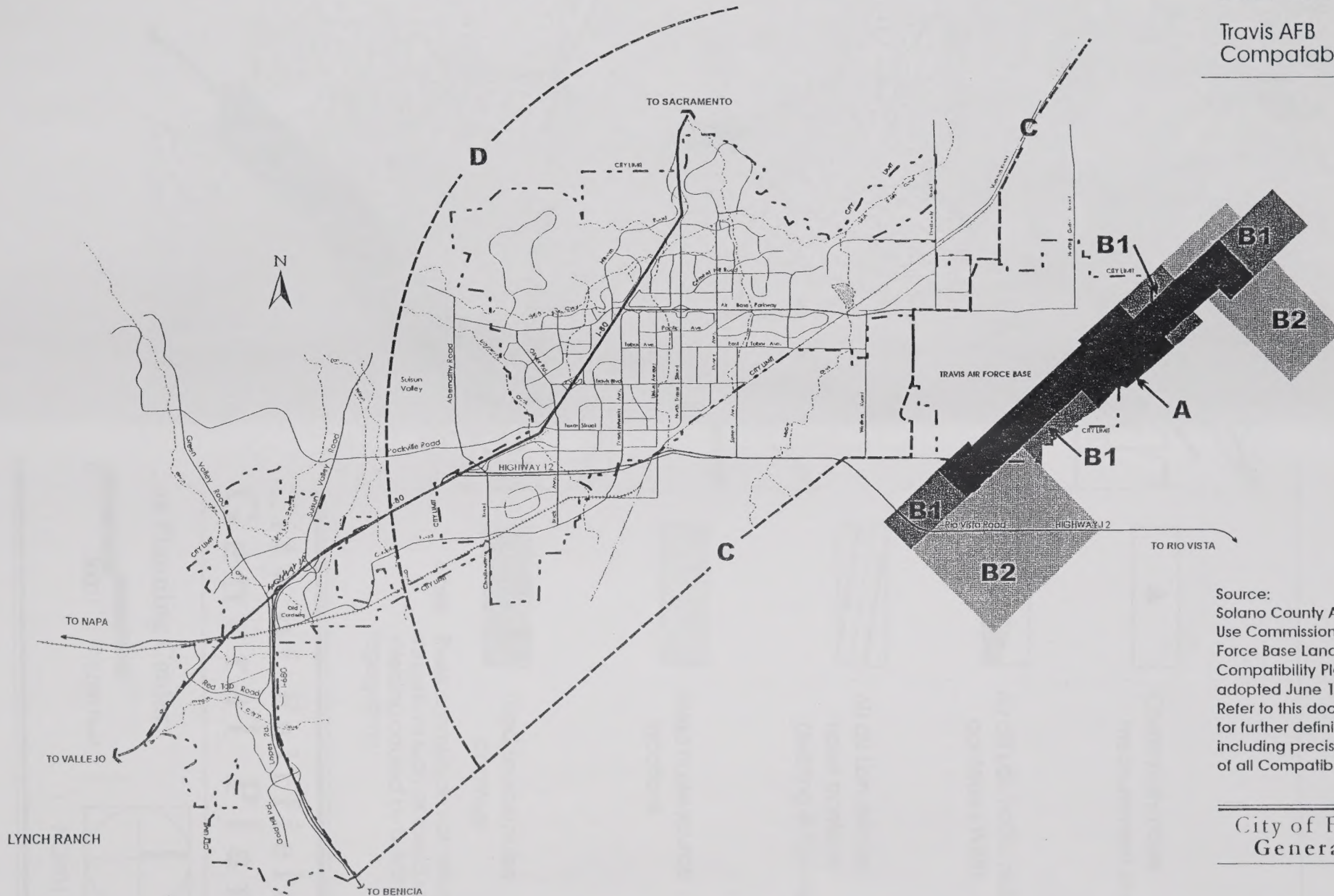
NORTH







Exhibit HS-3  
Travis AFB  
Compatibility Zones



Source:  
Solano County Airport Land  
Use Commission, Travis Air  
Force Base Land Use  
Compatibility Plan -  
adopted June 13, 2002.  
Refer to this document  
for further definition  
including precise locations  
of all Compatibility Zones.

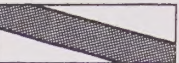
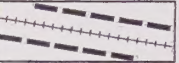
City of Fairfield  
General Plan





# Noise Environments

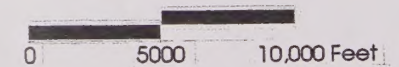


-  Community noise measurement site
-  60 dB Ldn traffic noise contours (1988)
-  60 dB Ldn railroad noise contours (existing & future)
-  Fixed noise source locations
-  Fixed source noise contours

Note: These contours do not reflect noise mitigations such as sound walls or shielding caused by buildings or topography.

## City of Fairfield General Plan

Planning Center



NORTH





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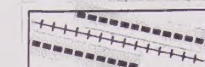




# Future Roadway and Railroad Noise



 60 dB L<sub>dn</sub> traffic noise contours

 60 dB L<sub>dn</sub> railroad noise contours

Note: These contours do not reflect noise mitigations such as sound walls or shielding caused by buildings or topography.

The final alignment of the Walters Rd. extension will occur within the Study Area Corridor. The Noise Contours shown for the Walters Rd. extension will follow the final Walters Rd. alignment.

## City of Fairfield General Plan

Brown-Buntin Associates

0 5000 10,000 Feet



NORTH















# Public Facilities and Services Element

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## Introduction

The Public Facilities and Services Element is an optional element of the General Plan. It addresses the changing public facility and service needs of Fairfield and provides guidance for their logical and timely extension to keep pace with City growth. Public facilities and services include all those related to government, educational, recreational, health, safety, and cultural benefit, whether provided by public or private sources. Recreational and open space public facilities, such as parks, are addressed in the Open Space and Conservation Element. Public facilities related to transportation and circulation are addressed in the Circulation Element.



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## **Goal**

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**The goal of the Public Facilities and Services Element is:**

**To provide superior levels of public facilities and services, based upon timely planning and adequate funding.**

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## **Objectives, Policies, and Programs**

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### **Objective PF 1**

**Provide superior levels of facilities and services prior to or concurrent with planned development. (See Objective LU 4)**

#### **Policy PF 1.1**

New development shall be phased according to the capacity of public facilities and services to serve new development. (See Policy LU 4.2)

#### **Policy PF 1.2**

Encourage the concurrent (as opposed to piecemeal) annexation of adjacent unincorporated properties in order to facilitate the formation of assessment districts, Mello-Roos districts, and other financial mechanisms which will provide public facilities in an efficient and effective manner.

### **Objective PF 2**

**New development shall pay such fees and taxes as necessary to meet all identified costs associated with that development. (See Policy ED 7.4)**

#### **Policy PF 2.1**

New development shall be responsible for the public costs attached to each development project, which include, but are not limited to, the acquisition of permanent open space, the provision of adequate school facilities, and the provision of streets, street lighting, sidewalks, landscaping, storm drains, and other infrastructure needs.

#### **Policy PF 2.2**

New development shall be responsible for paying a financial contribution to mitigate the effect of the development on the provision of such public services as police and fire protection, public education, water, and sewer.

#### **Policy PF 2.3**

Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities.



### **Objective PF 3**

#### **Maintain existing public facilities and services.**

##### **Policy PF 3.1**

Upgrade facilities and services that experience deterioration or obsolescence.

##### ***Program PF 3.1 A***

*Include in the Capital Improvements Program the upgrading of existing facilities that have experienced deterioration or obsolescence.*

### **Objective PF 4**

#### **Provide an adequate supply of quality water to support the General Plan level of development.**

##### **Policy PF 4.1**

The City shall condition approval of new development projects on the availability of adequate water supply and infrastructure to serve the new development.

##### **Policy PF 4.2**

The City shall work with other urban water agencies to secure additional water supplies for new development so that the local affordable agricultural water supply is not reduced.

##### **Policy PF 4.3**

The City shall acquire water supplies to serve all foreseeable needs in the General Plan with a minimum 90 percent reliability (e.g. water supplies may be deficient in no more than 10 percent of the years).

##### ***Program PF 4.3 A***

*The City shall implement contingency plans for deficient years, including use of "banked" water, acquisition of short-term water supplies from other agencies, implementation of temporary "drought-response" conservation programs, and reducing consumption by interruptible users.*

##### ***Program PF 4.3 B***

*Develop and implement a water allocation plan that specifies the water supplies for the various future uses, including residential, commercial, industrial, and recreational and which reserves some water allocation to accommodate employers who may desire to locate in Fairfield. New development shall be conditioned on consistency with the water allocation for the type of land use proposed.*

##### **Policy PF 4.4**

The City shall extend water service to new areas in accordance with the capital phasing of the City's Water Service Master Plan.



**Program PF 4.4 A**

*Update the Water Service Master Plan to include all new growth areas identified in the Land Use Element.*

**Policy PF 4.5**

The City should attempt to obtain a minimum 5 day supply of more localized raw water storage than the Solano Project at Lake Berryessa (nearly 30 miles away) in order to provide additional water supply reliability.

**Policy PF 4.6**

The City should encourage development of a nonpotable water system to serve large irrigation and industrial process users in order to extend potable water supplies and reduce maximum day demands on the potable system.

**Policy PF 4.7**

The City shall encourage and actively promote long-term water conservation according to the water management programs established in the City's Urban Water Management Plan.

**Program PF 4.7 A**

*Continue to update the Urban Water Management Plan as mandated by the State of California. Potential programs to be added as part of the updates include: residential water audits, an ultra low-flow toilet ordinance, plumbing retrofit program, landscape audits, and commercial and industrial water audits.*

**Policy PF 4.8**

New development shall include water conservation features and drought resistant landscaping. (See Policy OS 8.5)

**Objective PF 5**

**Provide adequate water infrastructure.**

**Policy PF 5.1**

Treatment facilities shall meet or exceed current standards set by federal, state, or local regulatory agencies.

**Policy PF 5.2**

Treatment capacity should be maintained at 1 maximum day of demand plus 20 percent.

**Policy PF 5.3**

The City should have a goal to maintain a treated water storage capacity of 2 maximum days of demand.



**Policy PF 5.4**

Treated water storage reservoirs should be distributed throughout the service area to optimize system reliability during emergencies.

**Policy PF 5.5**

Treated water piping systems should be interconnected ("looped") wherever economically feasible to facilitate the reliable delivery of water anywhere in the City.

**Policy PF 5.6**

Pipes should be sized to provide minimum operating pressure of 45 pounds per square inch (psi) under normal conditions and 20 psi under emergency conditions (e.g. fires). (See Program HS 4.5 A)

**Objective PF 6**

**Ensure provision of superior wastewater collection and treatment facilities to support the existing and future development at General Plan buildout.**

**Policy PF 6.1**

Continue to provide sewer services and operate major public facilities through the Fairfield-Suisun Sewer District (FSSD).

***Program PF 6.1 A***

*Cooperate with the FSSD in a revision and update of the Fairfield-Suisun Sewer District's Capital Improvement Program to provide the required facilities to support the adopted General Plan land uses. The Capacity Study update should include: proposed capital improvement sewer facilities and estimated costs for trunk main system, pump stations, and wastewater treatment plant expansion, and a phasing schedule for all improvements. The Capacity Study should be coordinated with input from affected agencies and large wastewater producers.*

**Policy PF 6.2**

Support the Fairfield-Suisun Sewer District's efforts to continue to provide sewer system maintenance for all trunk lines (12" diameter and larger), pump stations and treatment plant facilities. The City of Fairfield will provide maintenance for all sewer trunk lines less than 12" in diameter.

**Policy PF 6.3**

Closely coordinate with the FSSD regarding new development projections to allow FSSD to continue to construct sewerage capital improvements in a planned and orderly manner consistent with the levels of General Plan growth and recommendations in the updated "Sewer System Capacity Study."



**Policy PF 6.4**

Support the Fairfield-Suisun Sewer District's coordination with Travis Air Force Base and Anheuser Busch brewery on the sewage generation requirements during the General Plan buildout.

**Policy PF 6.5**

Require new development to be responsible for construction of all sanitary sewer lines serving such development (including oversizing of sewers if requested by Fairfield-Suisun Sewer District or the City; the costs of oversizing shall be borne by the beneficiary of the oversizing).

**Policy PF 6.6**

Continue to support the Fairfield-Suisun Sewer District Act which requires annexation in order to receive Fairfield-Suisun Sewer District sewer service.

**Objective PF 7**

**Reduce wastewater discharge flows through water conservation efforts and wastewater reclamation.**

**Policy PF 7.1**

Promote water conservation. (See Policy PF 4.8)

***Program PF 7.1 A***

*The City shall implement its Water Conservation Plan, and coordinate the program with Fairfield-Suisun Sewer District, Suisun City, and other agencies as appropriate. (See Program PF 4.8 A)*

**Policy PF 7.2**

The City shall promote the use of reclaimed water with priority to recreational, industrial and agriculture users and irrigation for landscaping along roadways.

**Objective PF 8**

**Provide a flood control and drainage system that serves the General Plan level of development in a planned and orderly manner, minimizes flood-related hazards, and protects natural resources. (See Objective HS 3)**

**Policy PF 8.1**

The City shall condition approval of development projects on the provision of adequate storm drainage improvements. (See Policy HS 3.2)

**Policy PF 8.2**

The City shall extend storm drains to new areas in accordance with the phasing of a storm drainage master plan.



**Program PF 8.2 A**

*Prepare Master Storm Drainage Plans to support General Plan and areawide plan land uses, including proposed drainage facilities and estimated costs, for the following watersheds: (1) McCoy Creek upstream of the Bureau of Reclamation Retention Basin, (2) Union Creek north of Travis Air Force Base, (3) Dan Wilson Creek, Suisun Creek and Green Valley Creek, and (4) unnamed creeks east of Union Creek.*

**Policy PF 8.3**

Complete flood control and storm drainage improvement projects on the Capital Improvements list to permit timely development under the General Plan and to remove identified flood hazards.

**Policy PF 8.4**

Improve long-term drainage management in the watersheds affecting the City of Fairfield by establishing cooperative relationships with other agencies or jurisdictions for the purpose of planning and coordinating drainage programs and policies on a regional basis. (See Policy HS 3.1)

**Program PF 8.4 A**

*Cooperate with the Fairfield-Suisun Sewer District implement and annually update the Urban Stormwater Runoff Management Program to control stormwater pollution of Suisun Marsh and San Francisco Bay.*

**Policy PF 8.5**

Detention basins should be considered for multiple use (recreation, parking, etc.) particularly larger basins, providing the basic detention function is not lost or impaired, and maintenance and liability issues are satisfactorily resolved.

**Objective PF 9**

**Maintain flood control and drainage facilities to preserve their function and capacity.**

**Policy PF 9.1**

Natural and manmade channels, detention basins, and other drainage facilities shall be maintained to ensure that their full use and carrying capacity is not impaired.

**Policy PF 9.2**

Continue to require new development to discharge storm runoff at volumes no greater than the capacity of any portion of the existing downstream system by utilizing detention or retention or other approved methods, unless the project is providing drainage pursuant to an adopted drainage plan.



***Program PF 9.2 A***

*Consolidate policies, programs, and standards for flood control and storm drainage in a Storm Drainage ordinance.*

**Policy PF 9.3**

All drainage improvements shall comply with the City of Fairfield Standard Specifications and Details, Engineering Design Standards (Section 4 - Storm Drainage).

**Policy PF 9.4**

Utilize a variety of means for floodplain management, including structural improvements, land use and zoning controls, erosion control techniques, set backs, levees, floodways, detention and retention of storm runoff, and other measures as circumstances dictate. Priority will be given to those measures which provide results in a cost-effective way while complying with the Goals of this General Plan, the Federal Emergency Management Agency (FEMA) requirements, and aesthetic, environmental, and recreational considerations.

***Program PF 9.4 A***

*Cooperate with FEMA to revise and update Flood Insurance Maps as drainage improvements occur. (See Policy HS 3.4)*

**Objective PF 10**

**Promote adequate health care facilities.**

**Policy PF 10.1**

Protect the viability of existing health care facilities by preventing the encroachment of incompatible land uses and structures such as noise-sensitive uses and structures that obstruct emergency helicopter flight paths.

**Policy PF 10.2**

The City shall ensure that the Zoning Ordinance provides for adequate lands for a variety of health care facilities.

**Policy PF 10.3**

The City should encourage additional health care capacity as needed by the increasing population in the Fairfield area.

**Policy PF 10.4**

The Fire Department shall exercise its licensing authority in a manner that ensures that there are no unnecessary barriers to the timely response of health care providers to medical emergencies.

**Objective PF 11**

**Provide timely, functional, safe, and attractive public buildings in order to provide high levels of public service.**



**Policy PF 11.1**

Maintain the Fairfield Civic Center as the City government center.

**Program PF 11.1 A**

*Proceed with implementation of the Fairfield Civic Center Master Plan.*

**Policy PF 11.2**

Continue to promote the use of the Fairfield Civic Center for various educational, cultural, and civic programs by the Fairfield community.

**Policy PF 11.3**

Community centers, including cultural facilities, should be located on highly visible and easily accessible locations.

**Policy PF 11.4**

The clustering of public and quasi-public uses such as schools, parks, libraries, child care facilities, and community activity centers is encouraged.

**Policy PF 11.5**

Support the Fairfield Center for the Creative Arts in providing a diversity of performing and visual arts programs.

**Policy PF 11.6**

Promote the use of local public schools by school and community creative arts groups.

**Objective PF 12**

**Provide adequate public utilities.**

**Policy PF 12.1**

The City shall designate adequate, appropriately located land for utility uses.

**Policy PF 12.2**

The City shall continue to circulate development proposals to local utility providers, including Pacific Gas and Electric, Pacific Bell, and local cable television providers, for their review and comment and to ensure that they can and will provide service to development.

**Policy PF 12.3**

The City shall continue to work with local utility providers to allow them adequate time to prepare plans for servicing new planned growth.

**Objective PF 13**

**Support adequate solid waste disposal capacity.**



**Policy PF 13.1**

Reduce the amount of waste disposed of at the landfill by reducing 25 percent of the solid waste stream by the year 1995 and 50 percent by the year 2000 as mandated by State law. (See Policy OS 8.6)

**Program PF 13.1 A**

*Implement programs within the Source Reduction and Recycling Element (not a General Plan element) which promote source reduction, recycling, and composting as ways of reducing waste and increasing landfill capacity. (See Program OS 8.6 A)*

**Policy PF 13.2**

Continue to participate as member of the County Local Task Force For Integrated Waste Management by providing input on county-wide waste management issues. (See Objective LU 5, Policy LU 5.1)

**Objective PF 14**

**Generate and develop an environmentally responsible hazardous waste management system. (See Objective HS 7)**

**Policy PF 14.1**

Reduce the amount of household hazardous waste improperly disposed of by City residents by providing a convenient means of disposing of these materials.

**Program PF 14.1 A**

*Implement the programs within the Household Hazardous Waste Element (not a General Plan element) which promote source reduction, recycling, and reuse of household hazardous waste materials as well as the proper handling and disposal of these materials.*

**Objective PF 15**

**Ensure adequate fire protection. (See Objective HS 4)**

**Policy PF 15.1**

Provide enough staffing and fire stations to ensure that at least 80 percent of the residential dwelling units in any response area are located within five minutes maximum travel time of a station. Where the number of dwelling units within five minutes travel time of any response area falls below 80 percent, the City shall take the appropriate steps (e.g., construct a new fire station) to ensure that the above standard is maintained. In addition, fire stations shall be located to ensure that all target hazards are within five minutes travel time from a fire station where feasible.



*Program PF 15.1 A*

*Continue to maintain and monitor a run-time log and compile and publish statistics annually.*

**Policy PF 15.2**

Require grouping of residential units to provide for more localized and effective fire protection measures such as consolidation of fuel buildup abatement, fire break maintenance, firefighting equipment access, and water service provision.

**Objective PF 16**

**Insure adequate police protection.**

**Policy PF 16.1**

Maintain an average emergency response time of under 5 minutes and an average non-emergency response time of under 20 minutes.

*Program PF 16.1 A*

*Continue to maintain and monitor a response-time log and compile and publish statistics annually.*

**Objective PF 17**

**Assist in the adequate provision of County services.**

**Policy PF 17.1**

Continue to collect fees from new development to fund its share of County-provided facilities and services (e.g. library, health, welfare, and justice system).

**Objective PF 18**

**Balance development of existing open space with the acquisition of permanent open space in and around Fairfield in order to mitigate the effects of ongoing development depriving the community of existing open space.**

**Policy PF 18.1**

All new residential development shall be required to annex to a Mello-Roos Community Facilities District or to otherwise financially contribute for the purpose of acquiring land or development rights to preserve open space buffers between Fairfield and its neighboring cities and to preserve open spaces as defined in the Open Space and Conservation Element. Developers shall be given the option of delaying development until sufficient open space is acquired to mitigate proposed residential development. (See Policy OS 5.2)

**Objective PF 19**

**Provide adequate corporation yard space to service local public service and utility needs.**



**Policy PF 19.1**

Explore the possible relocation of existing City, County, and various utility corporation yards to a joint-use corporation yard.

**Objective PF 20**

**Strive for the provision of adequate schools, superior educational programs, and uncrowded classroom space. (See Policy ED 7.8)**

**Policy PF 20.1**

Adopt mechanisms to ensure that the rate of growth and the rate of school construction are compatible. (See Program ED 7.8 A)

***Program PF 20.1 A***

*Deleted*

**Policy PF 20.2**

Deleted

**Policy PF 20.3**

Cooperate with the Fairfield-Suisun Unified School District and the Travis Unified School District in the assessment and collection of school impact fees on new development.

**Policy PF 20.4**

Work with the City of Suisun City, the City of Vacaville, Solano County, the Fairfield-Suisun Unified School District, and the Travis Unified School District to devise a permanent means of financing school construction within the Districts to accommodate the residential, industrial, and commercial growth policies of the of the Cities and County. The permanent means of financing school construction must recognize that adequate school facilities are in the best interests of the public and private sectors and that only through the cooperation of all parties can a permanent solution be devised. The solution must address (a) its cost effectiveness; (b) the timeliness of funding; (c) its flexibility; (d) cash flow needs of the school district involved; and (e) political acceptability.

**Objective PF 21**

**Ensure that schools are appropriately located within attendance areas.**

**Policy PF 21.1**

Elementary schools should be planned as an integral part of neighborhoods, located away from major arterial streets and linked with recreational parks and community corridors serving residential neighborhoods, and situated so as to reduce or eliminate the need for pupil transportation.



**Policy PF 21.2**

Middle schools and high schools should be located with respect to the student populations which they will serve, with direct access provided from collector or major arterial streets.

**Policy PF 21.3**

Middle schools are generally considered compatible with most residential and park uses but are not generally considered compatible with retail commercial and general industrial uses.

**Policy PF 21.4**

High schools are generally considered compatible with most residential, park, service commercial, office, and light industrial uses, but are not generally considered compatible with retail commercial and general industrial uses.

**Policy PF 21.5**

Continuation high schools and technical schools shall be considered compatible uses in industrial parks in order to encourage vocational training and provide opportunities for gaining firsthand experience in technical skills.

**Policy PF 21.6**

Wherever possible, school sites should be integrated with recreation parks and community recreation corridors to maximize the benefits of recreation experience as part of the education process and to permit pedestrian and bicycle access with a minimum of interruption by the street system.

**Objective PF 22**

**Promote school facilities that meet demand.**

**Policy PF 22.1**

Notify the appropriate school district(s) affected by newly proposed developments as soon in the review process as possible to allow ample time for the assessment of impacts on school facility needs.

**Policy PF 22.2**

Work with the school districts in developing long-range land use plans to allow adequate time for the preparation of school facility plans for servicing new planned growth.

**Policy PF 22.3**

Encourage the school districts to explore means for maximizing the service potential of all existing and planned school facilities, including year-round enrollments and increased school capacities.

**Policy PF 22.4**

Use Exhibit PF-5 as a guide for locating new schools.



#### **Program PF 22.4 A**

*Use the following procedure for review of potential school sites designated in Exhibit PF-5.*

1. *When the City receives either (a) the first complete development application for a site designated as a "potential" school site or (b) a preapplication concept plan of sufficient detail to clearly describe the proposal, the City shall send written notification and a copy of the concept plan or development application to the school district.*
2. *Within 45 days of receipt of the development application or concept plan, the school district shall schedule a public hearing with the Governing Board. The purpose of the public hearing is to evaluate District site needs relating to the subject potential school site and to accept public testimony relating to this issue. The developer would be encouraged to participate in this hearing.*
3. *A second hearing would be scheduled within 90 days of the public hearing, whereby, the District Governing Board would take one of the following actions:*
  - Option 1 - Determine that the site is no longer needed by the District or*
  - Option 2 - Determine that the site should be converted to a "planned" school site and initiate the acquisition process, as defined below.*
4. *If the Governing Board selects Option 1 above, the District shall notify the City of such decision with the recommendation that the "potential" school site designation be deleted.*
5. *If the Governing Board selects Option 2 above, the District shall have two years from the date of their decision to either acquire the site or enter into an agreement with the property owner to acquire the site.*
6. *At the time either school district determines that a potential school site is not needed, the district shall notify the City that the potential school site should be eliminated from the General Plan - Public Facilities Element, Exhibit PF-5. The site may then be developed in accordance to the property's land use designation on the Land Use Diagram.*
7. *Additional school sites, other than those identified in Exhibit PF-5, may be identified during the term of the General Plan. Consideration of these sites would be evaluated through the General Plan amendment process.*



**Policy PF 22.5**

The City shall continue to work with the school districts to designate additional potential sites for new school facilities as the future need for them becomes known.

**Policy PF 22.6**

Facilitate cooperative arrangements between the Fairfield-Suisun Unified School District, the Travis Unified School District, and/or the City to share facilities.

**Objective PF 23**

**Promote post-secondary educational facilities and programs that meet the needs of existing and future residents of Fairfield.**

**Policy PF 23.1**

Cooperate with Solano Community College, Solano County, and the cities within Solano County in the provision of adequate classroom space and facilities to serve the area.

**Policy PF 23.2**

Encourage shared use of facilities between Solano College, the City, the Fairfield-Suisun Unified School District, and the Travis Unified School District.

**Policy PF 23.3**

Work with adjacent communities to encourage a wide variety of vocational, technical, and post-secondary educational opportunities.



# Supporting Text

## Water

The City of Fairfield provides potable water to users within its corporate limits except for Travis Air Force Base, which gets its water from Vallejo and base-owned wells. The City provides nonpotable water to Rancho Solano golf course, and is just beginning a recycled water system (see below). All water the City presently delivers is surface water as opposed to groundwater. The City's primary water supply comes from the Solano Project and the State Water Project through contracts with the Solano County Water Agency. The City also has agreements with the Solano Irrigation District (SID) that provide the City with a specified amount of SID Solano Project water. SID serves irrigation water to some customers in Fairfield directly.

The City's water resources are shown on Exhibit PF-1. The Solano Project stores raw water in Lake Berryessa and delivers it to the City via Putah Creek and the Putah South Canal; the State Water Project stores raw water in Lake Oroville and delivers it via the Sacramento River, Barker Slough and the North Bay Aqueduct..

The City has various water service master plans that address the phasing of capital improvements needed to extend water service to new areas. The City also has an Urban Water Management Plan required by state law that addresses water conservation and resource management programs. Periodic updating of the Plan is mandated by law, at which time, new programs can be added. The City is further required to practice water conservation by virtue of its contracts for State Project and Solano Project water, and by its voluntary membership in the California Urban Water Conservation Council.

Even with good water conservation practices, the City will have to add water supplies as it grows. Projections indicate that 50,500 acre-feet per year (AF/year) of water will be needed to accommodate buildout of the General Plan, exceeding currently identified water supplies by 14,600 AF/year. Additional water sources are available and may include a water right permit under the state's watershed-of-origin law, additional State Water Project supplies, additional Solano Project supplies, and other water transfers. The City's water needs projections include assumptions about growth in demand from new water intensive users. The City has the flexibility to limit water intensive users as a means to address potential shortfalls in water supply.

Raw water is filtered and disinfected in one of two water treatment plants in the City; Waterman or North Bay Regional Water Treatment Plants. The Waterman Treatment Plant has a present 22.5 million gallon per day (mgd) treatment capacity, ultimately expandable to 45 mgd. The North Bay Regional Water Treatment Plant has a 40 mgd capacity (26.7 mgd for Fairfield and 13.3 mgd for Vacaville) with sufficient land available at the site for expansion to 90 mgd (60 mgd



for Fairfield and 30 mgd for Vacaville). Together, the City's two treatment plants provide treatment capacity far in excess of that needed to serve the City at buildout.

The City's goal for total treated water storage capacity is approximately two maximum days of demand. The water system has nine storage reservoirs, providing over 55 million gallons of treated water capacity, distributed throughout the service area to optimize system reliability during emergencies. Storage reservoirs under development will meet the City's needs for the next 10 to 20 years. The City can expand existing reservoirs or add new reservoirs as needed so that treated water storage capacity does not represent a constraint to development under the General Plan. The City will, however, require additional water transmission pipelines to better distribute the water from the treatment plants.

## **Recycled Water**

The City, in cooperation with the Fairfield-Suisun Sewer District, is now implementing a system of delivering recycled, highly treated wastewater within the City's water service area. Presently, the Sewer District uses some recycled water from irrigation at its wastewater treatment plant site and SID recycles water for turf irrigation while the remainder is discharged to the Suisun Marsh. The benefits of using recycled water and developing the necessary dual water systems will have many of the same benefits as conservation, i.e. effectively increasing the basic water supply, providing flexibility in the nonpotable water supply for irrigation and industrial use, and reducing costs for water treatment and storage expansions in proportion to the recycled water used. Dual water lines are being installed as part of some new developments. Water recycling also benefits the wastewater treatment operation by limiting unnecessary flows of treated wastewater into the Suisun Marsh. The City is planning to develop and use 3,000 acre-feet per year of recycled water at buildout.

## **Sewer**

The Fairfield-Suisun Sewer District (FSSD) provides and operates the wastewater treatment plant, wastewater pump stations and force mains, and the trunk main collection facilities in the City of Fairfield.

The FSSD is in the midst of a planned 20 year program of facilities construction that will increase treatment plant, trunk main, and pump station capacities to correct existing system capacity deficiencies and accommodate future growth within the present General Plan limits of Fairfield and Suisun. The planned expansion program will increase the treatment plant capacity in multiple stages from the present 17.5 mgd Average Dry Weather Flow (ADWF) to ultimate capacity of about 25 mgd.



The City's largest single wastewater discharger is the Anheuser Busch Brewery. Travis Air Force Base wastewater is collected on-base by a system owned and maintained by the Air Force.

The sewer system is divided into four sewer basins, as shown on Exhibit PF-3. For two of the basins, the Cordelia and the Inlet Basins, the existing sewer facilities with extensions and minor updates are adequate to meet the General Plan buildout needs. The other two basins, the Suisun and Central Basins, will require pump station expansions and additional trunk sewer capacity to serve development in unincorporated areas east of Peabody Road.

The Fairfield-Suisun Sewer District (FSSD) operates a wastewater treatment plant located off Chadbourne Road in the City of Fairfield. The plant has undergone a series of expansions over the years to reach its current rating of 17.5 mgd ADWF. Plant expansions can result in an ultimate capacity of 30 mgd ADWF.

The preliminary analysis of the General Plan land uses indicates the projected capacity of the treatment plant is adequate to handle the projected sewage flows from the General Plan. If development exceeds the amount planned, further expansion of the sewage treatment plant will be necessary.

## **Storm Drainage**

Storm drainage and flooding problems have historically had a strong influence on development patterns in the Fairfield area.

Flooding has usually been the result of overbank flow caused by limited channel capacity and restricted bridge or culvert crossings. In lowland areas, particularly the lower reaches of McCoy, Laurel, and Ledge wood Creeks, and in old Cordelia, flooding is aggravated by backwater from high tides in sloughs in Suisun Marsh. Another significant factor affecting flooding is the condition of the channels, particularly the amount of sediment buildup and rush and vegetation growth, which reduces channel size and carrying capacity. Debris which collects at crossings also reduces bridge and culvert carrying capacity.

A major improvement in flood protection for the Fairfield area has recently been accomplished with the 1990 completion of the Corps of Engineers Fairfield Vicinity Streams project improvements on Laurel, McCoy, and Union Avenue Creeks. These improvements will greatly reduce flooding in central Fairfield for all but the very largest storms. However, the flooding in Suisun Valley along the west side of Ledge wood Creek has not been removed, nor have any changes been made in the historic flooding conditions along Suisun Creek between Fairfield and Cordelia.

A new program to control pollutant levels in stormwater discharges has been mandated by EPA under Federal Law (40 CFR Parts 122, 123, and 124). It is being implemented by the California Regional Water Quality Control Board. The



San Francisco Regional Water Quality Control Board intends to require the City of Fairfield to implement a comprehensive control program. The initial application is proposed to be filed by May 18, 1992. Such a program would include operation and maintenance programs for new and existing public and private storm drain systems; ordinances or other means requiring the control of runoff from new development and significant redevelopment both during construction and after construction is completed; and education measures to inform the public, commercial entities, and industries on the proper use and disposal of materials and waste and correct practices of urban runoff control; and a number of other possible programs.

## **Health Care Facilities**

Health care facilities in Fairfield include Fairfield Convalescent Hospital, Solano Park Psychiatric Hospital, the Kaiser Permanente Medical Offices, NorthBay Medical Center, and David Grant Medical Center USAF. NorthBay Medical Center is undergoing a long-term project to expand the hospital facilities in central Fairfield. The first phase, consisting of 121 beds, will be completed in 1993 (121 beds) and the second phase in 1995 (150 beds). The site has the potential to further expand to 200 beds to serve the area's projected hospital needs through the life of the General Plan.

## **Public Buildings**

With the exception of park buildings, fire stations, and water treatment plants all City public buildings are contained in the Fairfield Civic Center complex which includes City Hall, the Senior Center, and the Community Center. All municipal government functions and services are provided from complex, which is centrally located close to the downtown. The Civic Center Master Plan has reserved adequate vacant land located in the complex and in the surrounding area to accommodate future civic facilities.

## **Community Facilities**

The City operates the Fairfield Civic Arts Theater located downtown. Completed in 1990, the Theater hosts numerous local performing arts events, including ballet, opera, symphonic concerts, and plays.

A 72-acre site has been designated for a future Sports Park. The site is located south of the future Manuel Campos Parkway, between the future extensions of Clay Bank Road and Walters Road. The Sports Park is expected to attract regional softball tournaments and provide a number of sporting opportunities for Fairfield residents. Other recreational facilities are discussed in the Open Space, Conservation, and Recreation Element.



## **Integrated Waste Management**

Solid waste management, including waste disposal and curbside recycling is handled by a local franchised hauler under contract with the City. Solid wastes are currently taken to Potrero Hills Landfill and recyclables processed at an interim facility in Fairfield.

All solid waste management in Solano County is governed by the County Integrated Waste Management Plan. However, the Integrated Waste Management Act of 1989 (AB 939) resulted in many changes to solid waste management in California. Among other things, it mandated that each City and County in the State develop a Source Reduction and Recycling Element (SRRE) for inclusion in the County Integrated Waste Management Plan. The SRRE, which is not a General Plan element, promotes source reduction (including reuse), recycling and composting, and transformation (combustion) as means of managing solid waste. The City's SRRE complies with the Integrated Waste Management Act of 1990's requirement that each local jurisdiction in the State divert from disposal 25 percent of its waste stream by 1995 and 50 percent by 2000 or risk substantial fines.

## **Fire Suppression**

Fire suppression services are provided by the City's Fire Department from five fire stations located throughout the city. A new fire station is planned on the east side of North Texas Street, south of Dickson Hill Road. In addition, the station on Magellan Road will be replaced with a station on Pennsylvania Avenue in the Civic Center. The Union Avenue station will be converted into an administrative facility. Two new fire stations are planned in Cordelia, which would replace the existing temporary station. A total of six stations will be needed to accommodate buildout of the General Plan in order to maintain fire response times of under five minutes.

## **Law Enforcement**

Police protection services are provided by the City's Police Department located in the Fairfield Civic Center. In order to maintain adequate police protection for the City's growing population, additional police staff, vehicles and equipment will have to be added to the force as needed. As a general rule, the ratio of sworn officers to population should be in the range of 1.13-1.20 per one thousand residents. Given the growth projections at General Plan buildout, the following is an approximation of required total staff and vehicles:



|                      | <u>2000</u> | <u>2010</u> | <u>2020</u> |
|----------------------|-------------|-------------|-------------|
| Police officers      | 107         | 128         | 150         |
| Police support staff | 63          | 76          | 89          |
| Police vehicles      | 81          | 96          | 113         |

Note: information is based upon a projected population of approximately 130,000 at buildout.

There will be an additional need for police facilities. It is assumed that the main administration building will continue to be located at or near the Civic Center. By 2010 there will be a need for approximately 60,000 square feet of workspace to accommodate police needs. The current police administration building has approximately 40,000 square feet. Until a new administration building can be constructed, police would likely require one or more substations to accommodate the additional workspace requirements.

## **County Services**

Fairfield serves as the Solano County seat. All county government functions are provided in buildings in an area known as the County Complex, just east of the Downtown. County services include: alcohol and drug services, animal shelter, assessment, the County justice system, environmental management, libraries, public health, tax collection, and police protection through the Sheriff's Department. One of the library branches, the Fairfield-Suisun Public Library, is located in the Civic Center.

## **Conservation Open Space**

The Fairfield planning area contains numerous natural resources which are described in the Open Space and Conservation Element. The City has embarked on several planning studies to explore mechanisms for permanently maintaining open space in Green Valley, in the Fairfield-Vallejo-Benicia Triangle Area, and in the Fairfield/Vacaville Greenbelt. The City works cooperatively with the Solano County Farmlands and Open Space Foundation (an independent, non-profit, private corporation) to acquire permanent open space in and around the Fairfield.

Developers are required to join a Mello-Roos Community Facilities District or otherwise contribute financially for the purpose of acquiring permanent open space. Development of existing open space can also be delayed until sufficient open space has been acquired.

## **Corporation Yards**

There are three existing corporation yards: the City of Fairfield Corporation Yard located south of Texas Street, the Solano County Corporation Yard located on North Texas Street, and the CalTrans Corporation Yard on West Texas Street.



The corporation yards provide storage, machinery, service, and headquarter facilities for the various public works crews and equipment. The City has identified a site for a potential corporation yard south of Cordelia Road, west of Chadbourne Road for joint use by the City, County, and some local public utilities in order to consolidate those uses in a more appropriate area. If opened, the existing corporation yards will be relocated to the joint facility.

## Educational Facilities

Fairfield is served by two school districts providing public elementary and secondary education. The Fairfield-Suisun Unified School District (FSUSD) serves the City of Suisun City, portions of Solano and Napa Counties and most of Fairfield. Travis Unified School District serves the area of Fairfield north and east of Air Base Parkway and Walters Road (including Travis Air Force Base). Travis Unified School District also serves portions of Solano County and southeast Vacaville.

Existing, planned and potential school sites are shown on Exhibit PF-5. In the Fairfield-Suisun Unified School District, there are fourteen public elementary schools, four middle schools, three comprehensive high schools, one continuation high school, one alternative high school, and one adult school located in the Fairfield General Plan area. In the Travis Unified School District, there are three elementary schools, one middle school, one high school, and one continuation high school in the Fairfield General Plan area.

Excellence in education requires elementary schools which have capacity to accommodate children in neighborhood schools and intermediate and high schools which are adequately sized to provide opportunities for excellence. Standards for new school facilities adopted by the school districts are as follows:

|                           | <u>Grades</u>                                                          | <u>Approximate<br/>Capacity</u>              | <u>Size</u> |
|---------------------------|------------------------------------------------------------------------|----------------------------------------------|-------------|
| Elementary Schools        | K-6 <sup>1</sup> /K-5 <sup>2</sup> ,K-6 <sup>2</sup> ,K-8 <sup>2</sup> | 800 <sup>1</sup> */800 <sup>2</sup>          | 7-10 acres  |
| Middle Schools            | 6-8 <sup>1</sup> /6-8 <sup>2</sup> ,7-8 <sup>2</sup>                   | 850-1,000 <sup>1</sup> /750-800 <sup>2</sup> | 15-20 acres |
| High Schools              | 9-12                                                                   | 1400-1,600 <sup>1</sup> /2,000 <sup>2</sup>  | 50 acres    |
| Continuation High Schools | 9-12                                                                   | varies                                       | 2-3 acres   |

<sup>1</sup> Travis Unified    <sup>2</sup> Fairfield-Suisun Unified

\*Assumes year-round school

Existing schools will also conform to these standards as conditions and facilities allow. Both districts also indicate that schools, especially new elementary schools, will be utilized on year-round schedules when feasible and when benefits warrant. Approximately one half of the existing elementary schools in the Fairfield-Suisun



School District are on a year-round calendar. Year-round scheduling is advantageous because it maximizes the use of school assets and reduces the need for new facilities.

Projections indicate that by the year 2005 facilities will need to be provided for approximately 1,360 additional elementary students and 500 middle school students. The 1997 Facilities Plan for Travis Unified School District projects a need for three additional elementary schools, one additional middle school, and one additional high school to accommodate development in Fairfield and Vacaville. The City and the Fairfield-Suisun Unified School District have identified planned and potential school sites to meet their school facility needs as shown in Exhibit PF-5. For the Travis Unified School District, potential sites have been identified in the Peabody-Walters master Plan area. Within the Peabody-Walters area, site locations for two elementary schools have been specifically identified as a part of the Goldridge Planned Development project. These projections and the identified planned and potential school sites are based upon the standards and grade alignments listed above and are subject to change as these standards may change.

Planned sites are those sites approved by the FSUSD Governing Board and which FSUSD intends to purchase and build schools on. Potential school sites are those in which FSUSD is interested but has not yet made arrangements or plans for acquisition. Sites designated as potential school sites are not prevented from development to non-school uses. However, the potential school site designation does give the School District an opportunity to acquire the site for schools. Sites that are not secured as a result of this process shall be replaced as appropriate, and sites that are no longer deemed necessary for school facilities shall be converted to the land use designated in the Land Use Diagram. The boundaries and the location of the sites are not necessarily meant to be exact but can serve as a general guide to potential sites.

New school facilities are funded through a variety of means. In certain areas, new development is subject to a Mello-Roos tax. New development in other areas will pay a school mitigation impact fee determined by the findings of a Facilities Funding Needs Analysis pursuant to Senate Bill 50. The City is committed to assisting the Fairfield-Suisun Unified School District and the Travis Unified School District in preparing annual updates to the Facilities Funding Needs Analysis so that fees can be revised, if necessary.



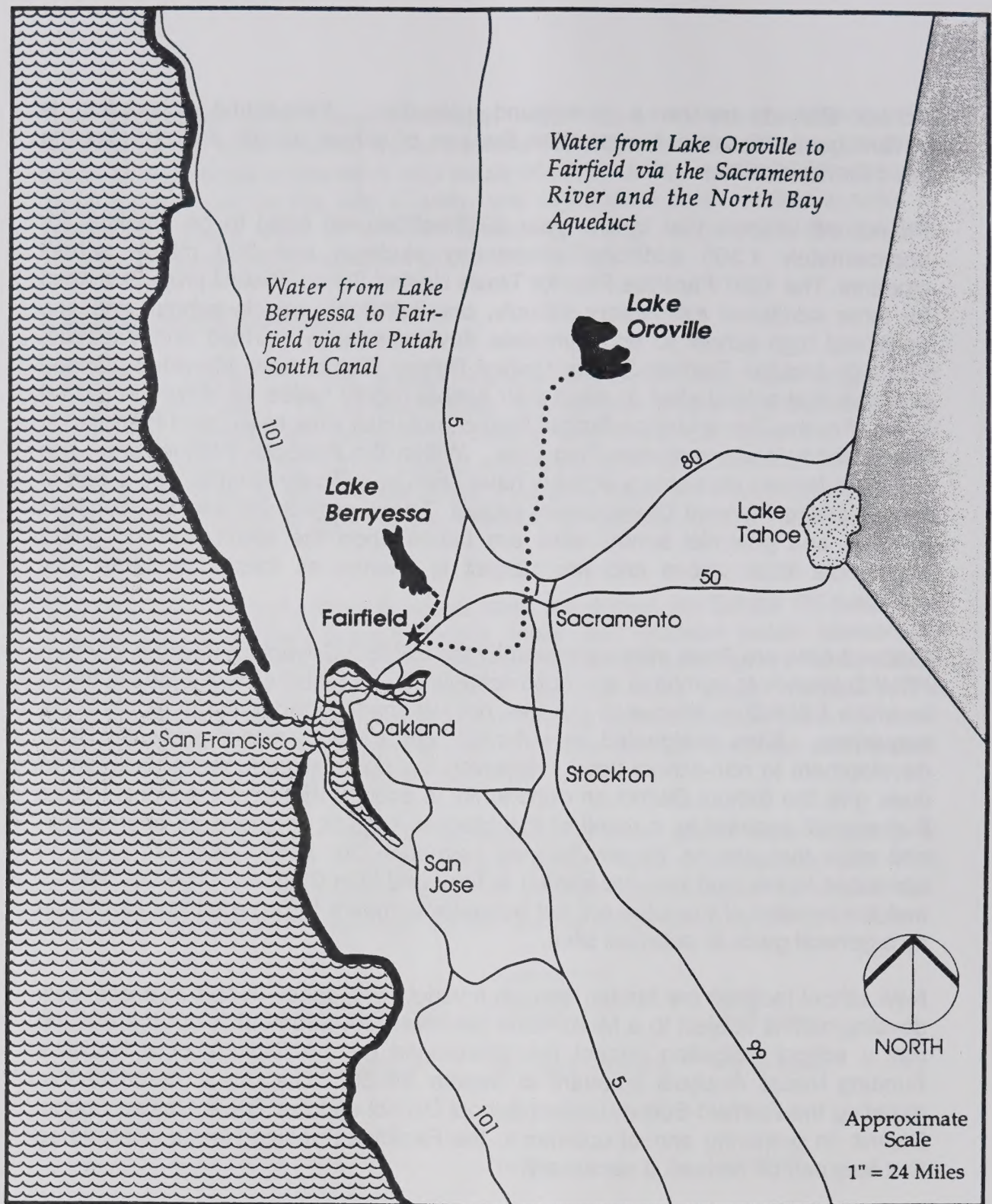


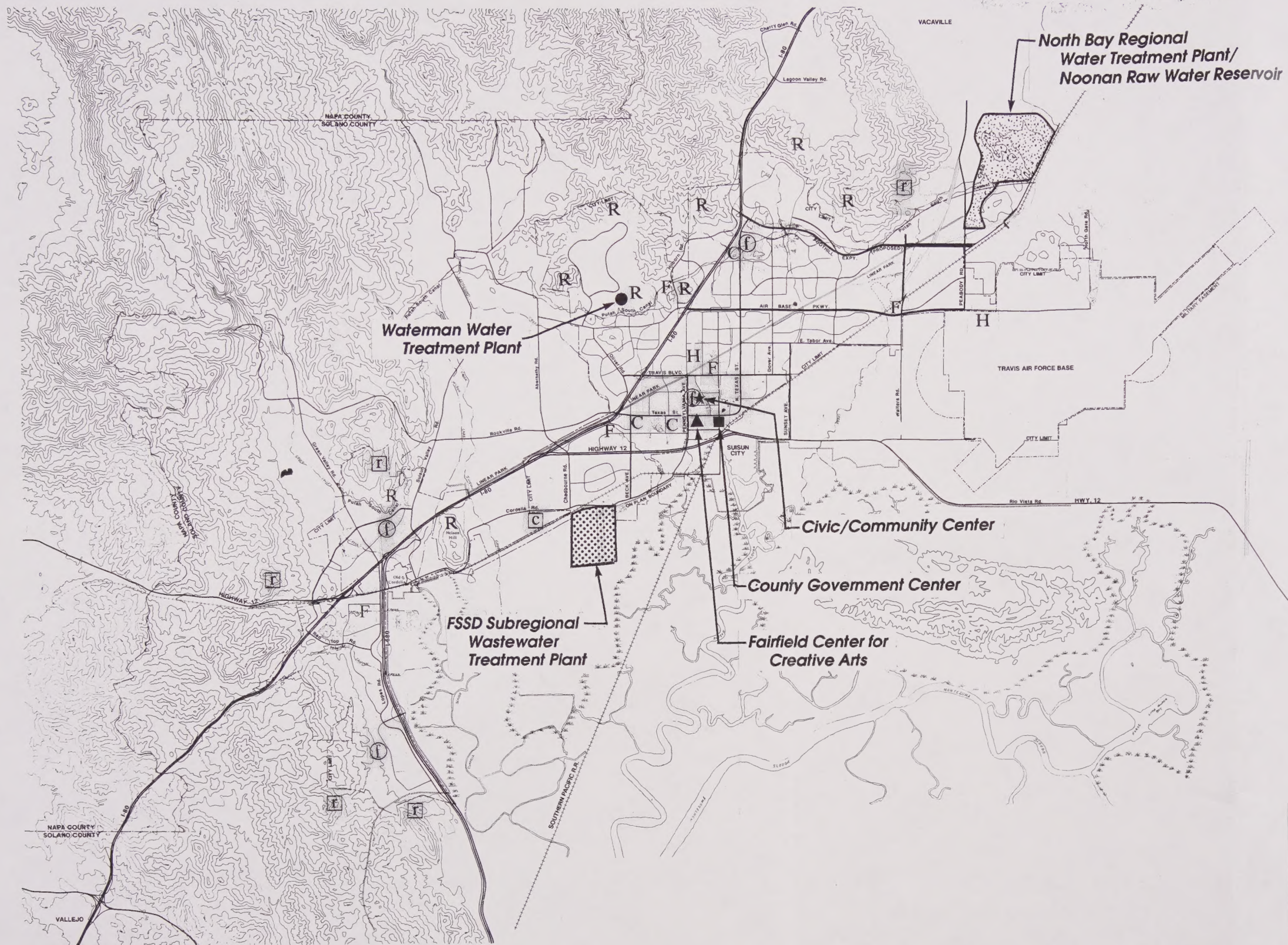
Exhibit PF - 1

Water Resources

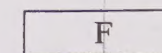
# City of Fairfield General Plan



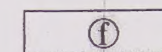
# Public Facilities



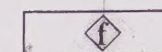
## Firestation



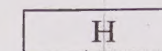
Existing



Planned

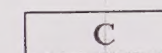


Potential

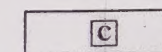


Hospitals

## Corporation Yard

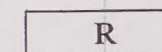


Existing (City, County and State)

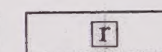


Potential

## Reservoir



Existing



Potential

Note: See "Exhibit PF-5 - Schools" for school facilities.

Note: Existing fire station in Cordelia is temporary.

# City of Fairfield General Plan

0 1 2 3 Miles



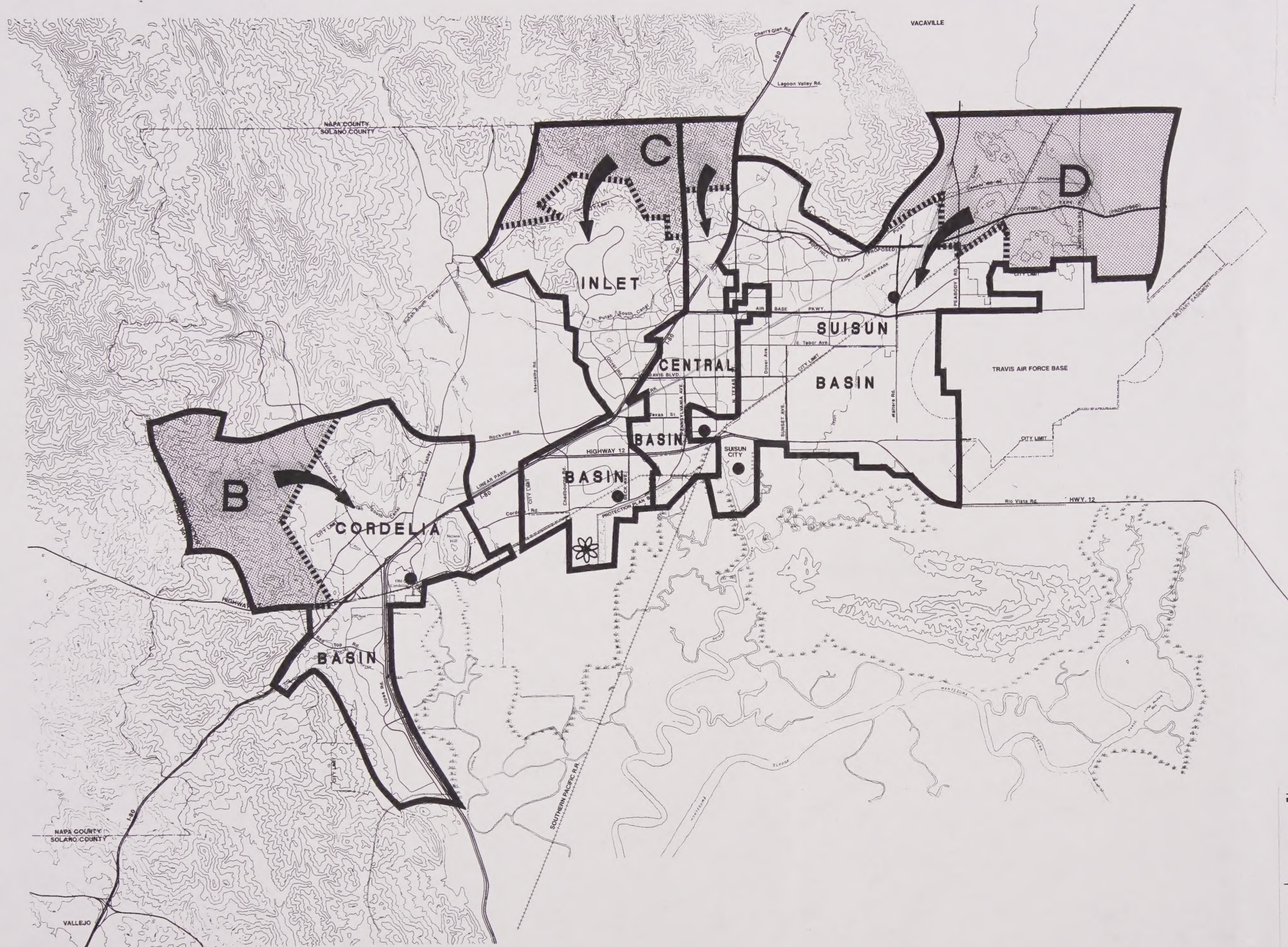
NORTH



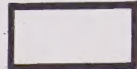




# Sewage Basins



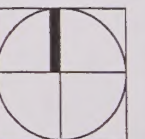
## LEGEND:

-  BASIN BOUNDARY
-  INDICATES PHASING AREA
-  PUMP STATION
-  WASTEWATER TREATMENT PLANT
-  FUTURE PHASING AREA CONTRIBUTION BASIN

## City of Fairfield General Plan

Bissell & Karn, Inc.

0 1 2 3 Miles



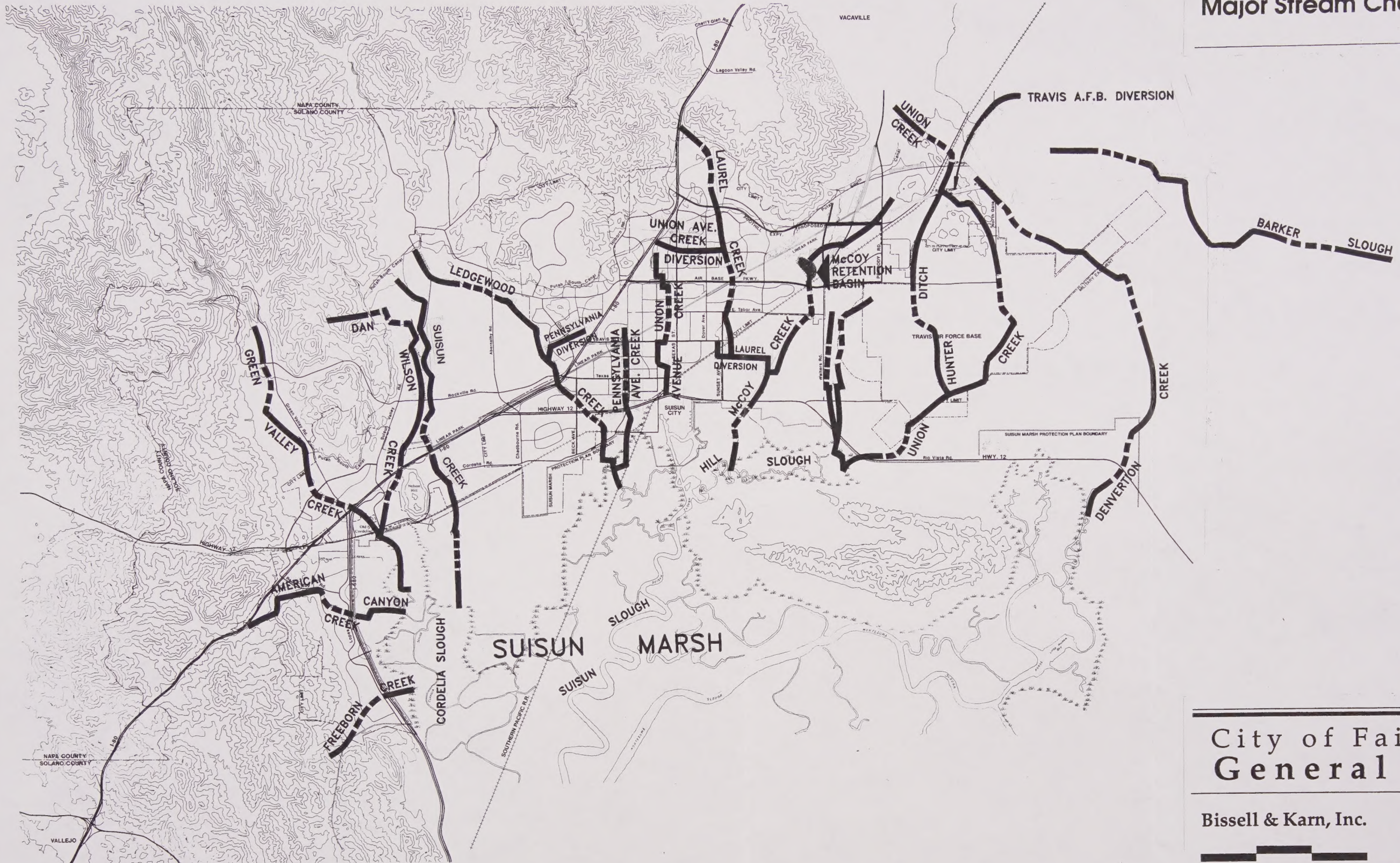
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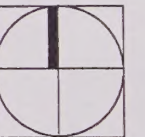
# Major Stream Channels



## City of Fairfield General Plan

Bissell & Karn, Inc.

0 1 2 3 Miles



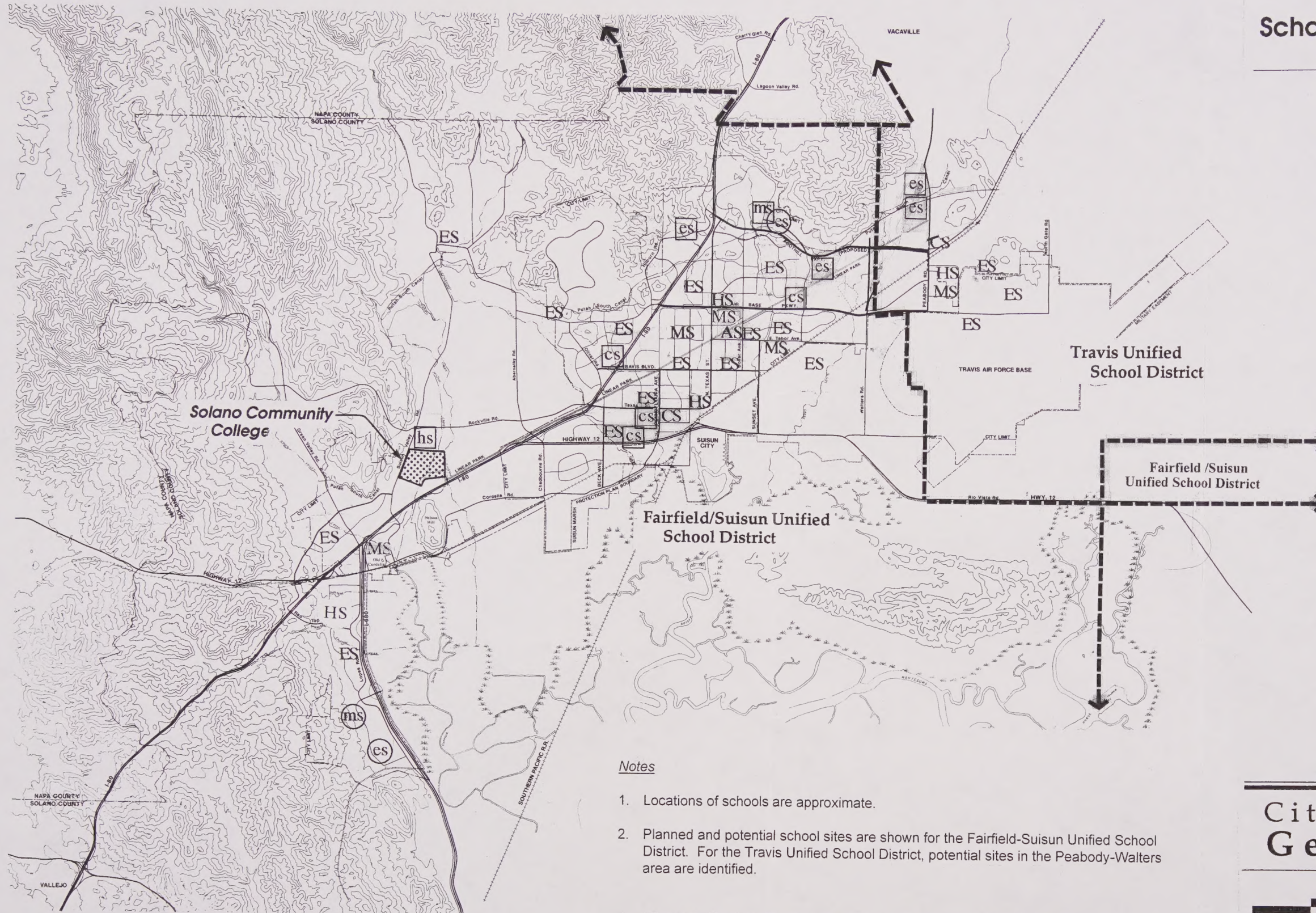
NORTH



AM 171212



# Schools



## Elementary School

|      |           |
|------|-----------|
| ES   | Existing  |
| (es) | Planned   |
| [es] | Potential |

## Middle School

|      |           |
|------|-----------|
| MS   | Existing  |
| (ms) | Planned   |
| [ms] | Potential |

## High School

|      |           |
|------|-----------|
| HS   | Existing  |
| (hs) | Planned   |
| [hs] | Potential |

## Continuation High School

|      |           |
|------|-----------|
| CS   | Existing  |
| [cs] | Potential |

## Alternative High School

|    |          |
|----|----------|
| AS | Existing |
|----|----------|

School district boundary

## Notes

- Locations of schools are approximate.
- Planned and potential school sites are shown for the Fairfield-Suisun Unified School District. For the Travis Unified School District, potential sites in the Peabody-Walters area are identified.
- Sites including two different designation could accommodate only one school.
- Potential continuation school site north of Travis Blvd. and east of Oliver Rd. shall not be located on the retention basin.

# City of Fairfield General Plan

0 1 2 3 Miles



NORTH















# **Urban Design Element**

## **Introduction**

Community character is comprised of the perception and experience of the community by those living, working, and passing through. It is largely determined by the built environment and the surrounding natural environment as affected by urban development. Careful urban design can provide direction and guidance for development to enhance community character by creating a greater sense of time, place, and well being. This Urban Design Element seeks to enhance Fairfield's image as a unique community and to retain that image in attractive and orderly development which preserves the beauty of the natural setting.

This Element is implemented mainly through the Fairfield Urban Design Plan. The Urban Design Plan contains specific design guidelines that expound upon the general objectives and policies contained within this Element. Together, these two documents set standards for the design of site layouts, community plans, single and multiple family residential projects, hillside residences, shopping centers, commercial, office, and industrial developments, landscaping, parking, signs, streetscapes, and the integration of development with the surrounding area.



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## Goal

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The goal of the Urban Design Element is:

Enhance Fairfield's image as a unique community and retain that image in attractive and orderly development which preserves the beauty of the natural setting.

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## Objectives, Policies and Programs

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### Objective UD 1

Cultivate distinctiveness so that Fairfield remains unique among San Francisco Bay Area and Central Valley communities.

#### Policy UD 1.1

Create entryways to the City that achieve a sense of arriving into the City. These entryways shall incorporate signage, landscaping, architectural features, and combinations of land uses that enhance the image of the City. (See Policy CI 2.9)

#### *Program UD 1.1 A*

*Identify the key entryways to the City, and incorporate guidelines into the Urban Design Plan and Zoning Ordinance for the signage, landscape features, architectural motif and land uses for each entryway.*

#### Policy UD 1.2

Enhance core areas of more intensive and higher image development to function as centers in key areas of the City (i.e. Downtown and the Fairfield Gateway in Central Fairfield, the Fairfield-Vacaville Train Station, and the I-80/I-680 Interchange in Cordelia). (See Policy LU 2.2)

#### Policy UD 1.3

Connect areas of the city by concerted streetscape development along major arterials and pedestrian pathways.

#### Policy UD 1.4

Develop positive, high quality edges along Interstate 80, major arterials, and the city limits. (See Policy CI 2.9)

#### Policy UD 1.5

Continue to support the Art in Public Places Program



## **Objective UD 2**

**Promote design that is innovative and varied but unified. (See Objective HO 9)**

### **Policy UD 2.1**

New development should be compatible with the City's overall development profile.

#### ***Program UD 2.1 A***

*Include in the Urban Design Plan citywide guidelines for the character of residential, commercial and industrial development.*

### **Policy UD 2.2**

Encourage variety in the use of complementary colors, textures, forms, styles, structures, and/or materials.

### **Policy UD 2.3**

Allow the careful use of contrast where it would be appropriate for providing focus and interest to an area.

### **Policy UD 2.4**

Reinforce key patterns that positively characterize an area through the use of common design features.

## **Objective UD 3**

**Emphasize Fairfield's small-scale identity.**

### **Policy UD 3.1**

Include guidelines in the Urban Design Plan to enhance the City's small-scale identity, such as creation of a sense of neighborhood in residential areas. (See Policy HO 9.2, Objective LU 10, Objective ED 2)

### **Policy UD 3.2**

Promote pedestrian and bicycle orientation through separated sidewalks, bicycle paths, interior walkways, planting of canopy trees adjacent to pedestrian paths, etc. (See Objective CI 9, Policy CI 9.1, Policy CI 9.2, Policy CI 9.5, Policy CI 9.8, Program CI 9.1 A, Program CI 9.2 A, Objective CI 10, Policy CI 10.1, Policy CI 10.2, Policy CI 10.3, Policy CI 10.4, Policy CI 10.5, Policy CI 10.6, and Policy ED 4.3)

### **Policy UD 3.3**

Require new development to respect the scale and character of nearby structures and minimize or mitigate abrupt and excessive differences. (See Policy ED 4.3)



**Policy UD 3.4**

Encourage private preservation of buildings which have historic significance and/or architectural merit. (See Policy OS 10.1 and OS 10.9)

**Objective UD 4**

**Ensure high standards of quality in development.**

**Policy UD 4.1**

Adhere to the design guidelines of the Fairfield Urban Design Plan.

***Program UD 4.1 A***

*Adopt, and regularly update the Fairfield Urban Design Plan.*

***Program UD 4.1 B***

*Regularly review and update the design guidelines and manuals that have been prepared for specific areas of the City (i.e., Cordelia Area Design Compatibility Guidelines, Downtown Design Guidelines, Interim Design Manual for the Fairfield Regional Center Project, and the Fairfield Gateway Design Manual).*

**Policy UD 4.2**

All aspects of development, including, but not limited to, grading, site planning, signage, fencing, landscaping, screening, lighting, color scheme, size, bulk, height, etc., must be integrated and relate to their surroundings in a complementary manner.

**Policy UD 4.3**

Require the use of water features, sculptures, or other elements to help define the entrance to large projects.

**Policy UD 4.4**

Encourage rehabilitation or upgrade of aging residential neighborhoods, commercial centers, and industrial areas.

***Program UD 4.4 A***

*Adopt design plans and rehabilitation programs for the commercial corridors along Texas Street between Pennsylvania Avenue and the I-80 interchange and along North Texas Street between Union Avenue and Air Base Parkway. Include in the program for North Texas Street, a review of land uses in the vicinity of the Travis Blvd./North Texas intersection, including the former Ellsworth Court Mobile Home Park. (See Program ED 9.1 A)*

**Policy UD 4.5**

Screen negative views through site planning, architectural, and landscape devices.



**Policy UD 4.6**

Include regulations in the Urban Design Plan which prevent a cluttered appearance in the front of the buildings.

**Policy UD 4.7**

Include regulations in the Urban Design Plan to limit excessive repetition of the same residential building elevations within a subdivision.

**Objective UD 5**

**Preserve the natural scenic quality of the surrounding setting. (See Objective OS 6, Policy OS 6.1 and Policy OS 6.5)**

**Policy UD 5.1**

Development should be designed to provide continuity with features of the surrounding area.

**Policy UD 5.2**

Restrict development from significantly encroaching on public views of ridgelines, agricultural areas, the Cement Hill Range, and the Suisun Marsh. (See Policy OS 6.1)

**Policy UD 5.3**

Develop hillside areas in a manner which respects their topography and maintains their visual integrity. (See Policies OS 6.1, OS 6.2, and OS 6.3 and Programs OS 6.3 A, OS 6.4 A, and OS 6.4 B)

**Objective UD 6**

**Utilize extensive landscaping to beautify Fairfield's urban areas.**

**Policy UD 6.1**

Preserve existing significant trees and extensively plant new trees where appropriate. (See Policy OS 7.7)

***Program UD 6.1 A***

*Develop a Comprehensive Tree Preservation/Planting Plan for the City incorporating policies for the use of canopy trees for shade, accent trees for color, etc.*

**Policy UD 6.2**

Landscape materials should consist of drought resistant plant varieties complementary to the area. (See Policy PF 4.8 and Policy OS 8.5)

**Policy UD 6.3**

Landscaping shall be continuously maintained in good condition in accordance with the City's Property Maintenance Ordinance.



## **Objective UD 7**

### **Encourage more efficient use of nonresidential land.**

#### **Policy UD 7.1**

Develop guidelines for new community commercial centers that encourage:

- A minimum FAR of .5;
- 60% of arterial frontage and 100% of street front have building within ten feet of the property line; and
- 20% of the square footage be housing.

#### **Policy UD 7.2**

Evaluate the City's current standards for parking and recommend measures to reduce the amount of land area devoted to parking on new projects.

#### **Policy UD 7.3**

Encourage shared use of parking facilities and promote planning for land uses that can utilize the same parking area at different times.

## **Objective 8**

### **Encourage and approve infill development which is compatible with the surrounding area.**

#### **Policy UD 8.1**

Encourage and facilitate the development of identified vacant, contiguous properties zoned for medium density housing with a prototypical "neo-traditional" type subdivision of single-family detached and attached homes.

##### ***Program UD 8.1A***

*Revise residential street development standards and adopt alternative minor residential standards which allow for a reduced total width of 24 feet, where on-street parking required for a residential project can be provided in 90-degree angle "pods" or other common parking facilities.*

#### **Policy UD 8.2**

Encourage the use of traffic circles, hardscape treatments at crossroads and other traffic-calming devices in the street layout and land plans for new residential subdivisions, in order to make new neighborhoods more friendly to the pedestrian.



# Supporting Text

## The Setting

Fairfield's character is distinctly unique from other communities in the San Francisco Bay Area and the Central Sacramento Valley. The Fairfield experience is different even from Vallejo and Vacaville's, though the two cities are in close proximity. It can be said that Fairfield's charm comes from the natural beauty and small town feeling it has managed to maintain even as the City has grown.

The surrounding natural environment is one of the most significant resources available to Fairfield because of the way it defines Fairfield among other communities along the rapidly urbanizing Interstate 80 corridor. The surrounding area includes hills to the north, east, and west sides and the Suisun Marsh to the south. Orchards, vineyards, rangeland, and row crops dot the perimeter of the City providing a rural backdrop to the developing areas.

Development in Fairfield is characterized by a variety of architectural styles and design themes. Overall, development is of small scale and moderate intensity.

Residential development is the predominate land use in Fairfield. Older neighborhoods were generally made up of modest bungalow-style homes of wood/stucco construction. Houses in newer developments tend to be larger and more ornate, utilize a greater variety of construction methods and materials, and incorporate more landscaping. Most of the new residential development is part of comprehensively planned communities incorporating a high level of amenities.

Office, commercial, and industrial development has followed a similar pattern. Recent developments tend toward larger and more innovative designs that incorporate more amenities, unique design features, and extensive landscaping than before.

In large part, Fairfield's move upscale can be attributed to the City's increasing awareness of urban design issues and the growing demand for high-amenity development. In turn, the City's urban design policies have reflected increasingly higher design standards through the years.

## Fairfield Urban Design Plan

Fairfield's urban design policies are contained in the following documents:

- Downtown Design Guidelines, September 1983. Contains guidelines addressing design issues specific to the Downtown Fairfield area.
- Cordelia Area Design Compatibility Guidelines, March 1982. Contains guidelines intended to implement the design policies of the Cordelia Area



Specific Plan on commercial and industrial development in the Cordelia area.

- Interim Design Manual for the Fairfield Regional Center Project, June 1977. Provides design guidelines for all development within the Fairfield Regional Center Redevelopment Area.
- Fairfield Gateway Design Manual, September 1981. Sets specific design and performance requirements for the Fairfield Gateway portion of the Fairfield Regional Center Redevelopment Area.

The above documents have been incorporated into the Fairfield Urban Design Plan (February 1990), together with the appropriate policies from the City's General Plan. A revised Urban Design Plan is currently in production.

The Urban Design Plan sets design standards for public and private development reflecting Fairfield's desire to achieve high quality in all development. It coalesces public and private development towards common city design goals, defines what each development project must contribute toward this image, and encourages high standards of planning and development.

Thirteen districts are delineated based on a combination of visual, physical, and land use characteristics. Urban design goals and objectives are established for each of the districts. Further, the Plan's design guidelines address site plans, community plans, single and multiple family residential, hillside residential, shopping center, commercial, office, and industrial development, landscaping, parking, signs, and the integration of development with the surrounding areas.

These guidelines expound upon the general objectives and policies contained in the Urban Design Element and are complementary to it.











# Economic Development Element

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## Introduction

Implementation of the General Plan Economic Development Element is essential to the preservation and enhancement of the quality of life in Fairfield. Economic development provides the community with the means to shape its destiny by ensuring that adequate levels of public services will be provided in the future. The Economic Development Element sets forth policies, which if successfully implemented, will maintain a healthy jobs-housing balance and provide for a diversity of quality businesses and jobs. Attracting and retaining quality jobs and development, preserving the local economy, including agriculture, and maintaining the viability of Travis Air Force Base are key policies.

The Economic Development Element is closely related to other elements such as Land Use; Open Space, Conservation and Recreation; and Housing. As this element seeks to sustain a strong economic base, the Land Use Element also designates residential, commercial, and industrial uses throughout the city. The Housing Element includes policies which will make possible the growth of affordable housing to maintain a desirable jobs-housing balance. The Open Space, Conservation and Recreation Element preserves substantial portions of the planning area as permanent open space, protecting natural and visual resources. In conjunction with the other elements, the Economic Development Element will play an important role toward preserving the quality of life for the city's future.



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## Goal

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The goal of the Economic Development Element is:

Maintain and enhance a high quality of life for the City's residents by developing and sustaining a strong and diverse economic base.

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## Objectives, Policies and Programs

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### Objective ED 1

Encourage a mix of large and small industries and businesses to support a strong and diverse economic base. This mix should create large numbers of jobs, generate substantial public revenues, and involve high levels of private capital investment. (See Objective LU 14, Policy LU 14.1, and Policy LU 14.2)

#### Policy ED 1.1

Target and attract industries and businesses which contribute to diversification and stabilization of the local economy. (See Policy LU 14.2)

#### *Program ED 1.1 A*

*Develop and regularly update an economic development strategy which, in part, identifies the existing economic base, identifies certain business sectors for special expansion and recruitment efforts, and maintains the desired jobs-housing balance.*

#### Policy ED 1.2

Encourage through special programs, including financing, the expansion and attraction of small and medium size firms with good growth potential.

#### Policy ED 1.3

Identify and mitigate, where appropriate, obstacles to the formation and expansion of local businesses.

#### Policy ED 1.4

Encourage, through implementation of the Zoning Ordinance, office and professional home occupations. (See Policy LU 13.5)

#### Policy ED 1.5

Support new business development which does not overburden infrastructure capacities. Provide adequate infrastructure capacity to support new business development, while not negatively impacting operations of the existing business base. (See Objective LU 4 and Policy LU 4.2)



**Policy ED 1.6**

Recruit and retain a diversity of businesses and industries which meet the skill levels of the community's broad labor pool. At the same time, work with the various job training and educational agencies to develop and match the skill levels of the labor pool to the needs of the economy as a whole.

**Policy ED 1.7**

Facilitate entitlement processing for all businesses, large, medium, or small, which conform with the objectives in this Element.

**Policy ED 1.8**

Development incentives should only be used for projects that conform with the Economic Development Element, provide significant private capital investment and/or create a large amount of jobs and public revenues.

**Policy ED 1.9**

Continue to support the role of Travis Air Force Base as a significant contributor to the economic base of the community. Discourage development which could negatively impact the Base. (See Policy LU 13.3, Phasing Area D Policy 24, Phasing Area E Policies 1, 8-11, Policy CI 8.1, Objective HS 5, and Policy HS 9.3)

**Policy ED 1.10**

In the event of a change in the status of Travis Air Force Base, work to create joint use or commercial use of the airport. (See Objective CI 8)

**Policy ED 1.11**

Support development projects which broaden and enhance the City's economic base and produce viable long-term land use patterns.

***Program ED 1.11 A***

*Actively promote the development of land uses which will generate new jobs and tax revenues to the City.*

***Program ED 1.11 B***

*Consider, through market studies, the potential long-term land use and economic impacts that major new projects could have on the City or geographical areas of the City by overbuilding or exceeding the market capacity for the types of uses proposed.*

**Objective ED 2**

**Effectively concentrate industrial and commercial uses. (See Policy LU 14.3)**



**Policy ED 2.1**

Protect existing businesses within areas designated by the General Plan for existing or future industrial and commercial uses and discourage encroachment by noncompatible uses. Encourage the preservation and expansion of existing industrial uses in areas designated as industrial. (See Policy LU 13.2, Program LU 13.2 A, Policy LU 13.4, and Policy LU 14.1)

**Policy ED 2.2**

In order to provide a stable economic base, provide sufficient tracts of land at a variety of sizes available for industrial and commercial uses. (See Policy LU 14.1, Policy LU 14.2)

**Policy ED 2.3**

The Zoning Ordinance shall be implemented to recognize and provide for ongoing and long term changes in business operations and market trends. For example, some facilities may be permitted to include combinations of manufacturing, distribution, wholesaling, and limited retail on one site. The integrity of both the overall area and project must be protected. (See Policy LU 13.4 and Program LU 13.4 A)

***Program ED 2.3 A***

*Incorporate criteria into the Zoning Ordinance to address long-term changes in business operations and market trends. (See Policies LU 14.2 and LU 14.3)*

**Policy ED 2.4**

Areas shall be identified in the General Plan to provide for a concentration of industrial and business uses. Areas shall be designated to provide for primarily manufacturing uses (such as the Tolenas Industrial Park), areas which allow a mixture of uses (such as the Solano Business Park), and areas which are primarily office, research and development uses (such as Fairfield Corporate Commons).

**Policy ED 2.5**

To minimize traffic impacts, industrial and business activity should be located in areas close to major transportation. Such areas should have room for expansion and sufficient buffers to prevent conditions of potential incompatibility with surrounding uses. (See Policy LU 13.2)

**Objective ED 3**

**Attract and retain commercial uses to support a strong, diverse economic base. These uses should be in balance with the ultimate growth of the community. (See Objective LU 4 and Policy LU 14.3)**



### **Policy ED 3.1**

Retail uses which increase the City's revenues by expanding the community's regional retail market share should be attracted to the community. They should not create unmitigatable levels of traffic congestion or other undesirable impacts.

#### ***Program ED 3.1 A***

*As part of the annual economic development plan, analyze the City's per capita sales by market category compared to statewide averages. Target those sectors where the City is deficient or below the state average.*

### **Policy ED 3.2**

As the community grows, marketing efforts shall be targeted to attract uses which will complement the City's economic development objectives.

### **Policy ED 3.3**

In the Downtown area, retail, office, financial, government, and professional uses shall be encouraged to expand the current business mix and increase the area's economic viability as a destination point for shopping, work, dining, and entertainment. (See Policy LU 2.2)

### **Policy ED 3.4**

Assist in the retention and expansion of existing businesses which conform with the goal and policies of this element by providing and coordinating available financial and non-financial resources. Examples are financing and loan programs, cooperation with lenders, providing capital loans, technical assistance, and counseling.

## **Objective ED 4**

**Select commercial and industrial locations which are convenient, while compatible with the growth and future service needs of the community.**

### **Policy ED 4.1**

New commercial land use designations shall be of sufficient size and shape to meet existing and future market and service needs of the overall area in which they are located. (See Policy LU 14.3)

### **Policy ED 4.2**

New commercial areas are encouraged to cluster in identified areas to prevent and discourage strip development. Where appropriate, locate commercial uses at focal points along major arterial streets or expressways. (See Policy LU 14.4)

### **Policy ED 4.3**

The location, size, scale, and design of neighborhood commercial uses shall complement and meet the needs of the surrounding neighborhood. The



neighborhood concept of providing pedestrian, bicycle, and other non-motorized access shall be encouraged. (See Policies UD 3.2 and UD 3.3 and Objective CI 10)

#### **Policy ED 4.4**

To minimize traffic generation impacts, new commercial development shall be located to meet the needs and convenience of the customer base and promote compatibility between land uses. (See Policy CI 10.8)

### **Objective ED 5**

**Encourage a balance of office/professional uses which support a strong, diverse economic base and are compatible with the needs of the community.**

#### **Policy ED 5.1**

Encourage a mix of office and professional uses targeted to different areas throughout the community. Back office projects such as data processing, financial services, and other such uses, shall be encouraged to locate in a business park environment, while professional offices should be encouraged in the urban core areas such as Downtown, Gateway, the Northeast Activity Center and other identified areas.

#### **Policy ED 5.2**

Provide for ancillary commercial development in business parks, such as banks and restaurants, in order to provide amenities necessary to attract office uses in these areas.

#### **Policy ED 5.3**

Encourage clustered, smaller scale office and professional uses along major streets and in neighborhood centers in a variety of areas dispersed throughout the community to meet the needs of nearby neighborhoods.

#### **Policy ED 5.4**

As part of an overall economic development strategy, attract and retain a variety of office and professional uses to not only meet the needs of the community, but to establish a strong office market base servicing the regional and sub-regional area.

### **Objective ED 6**

**Create a balance between jobs and housing within the City's planning area. (See Objective LU 1, Policies LU 1.2 and 1.3, and Objective HO 4)**

#### **Policy ED 6.1**

Coordinate economic development planning with land use planning.



**Policy ED 6.2**

In areas such as the Downtown and the Fairfield-Vacaville Train Station area, encourage mixed-use development that provides opportunities for a jobs and housing balance at the community, neighborhood, and project level.

**Objective ED 7**

**Create an economic climate conducive to attracting new development and businesses which yield net social and economic benefits to the community.**

**Policy ED 7.1**

Encourage economic development activities which provide, either through initial stages or through expansion, the opportunity for employment of local residents and/or increased municipal revenues.

**Policy ED 7.2**

Encourage industrial or business uses which create large numbers of new, well paying jobs, and maximize private capital investment based upon the size and scope of the project.

**Policy ED 7.3**

Preserve and enhance the community's assets and character, including education, agriculture, open space, recreational amenities, cultural amenities, and other factors, which make the community an attractive area to live, work, and invest. (See Objective LU 1 and Objective PF 1)

**Policy ED 7.4**

Require an equitable sharing of the full cost of public improvements between the public and private sectors. Improvements specifically and originally attributed to a single development, development area, or business shall be borne by those entities. (See Policy LU 4.2, Phasing Area D Policies 6 and 10, Phasing Area E Policy 5, Objective PF 2, and Policies PF 2.1, PF 2.2, and PF 2.3)

**Policy ED 7.5**

Work to remove impediments to gainful employment, such as lack of transportation, child care, job training, vocational education, and other factors. Coordinate efforts with local, state, federal, and private agencies/organizations. (See Program HO 7.3 A)

**Policy ED 7.6**

Encourage increased cooperation between the public and private sectors, such as the Chamber of Commerce, plant managers, and business associations, in formulating economic development plans and programs.



**Policy ED 7.7**

Discourage businesses that have a net negative impact to the community. Businesses shall create minimal and/or mitigatable levels of noise, fumes, odors, hazardous waste, traffic and other negative factors for the community as a whole and their location in particular.

**Policy ED 7.8**

Support a strong, quality local education system. (See Objective PF 20)

***Program ED 7.8 A***

*The City shall work with the Fairfield-Suisun Unified School District and the Travis Unified School District to actively plan for future growth and to ensure that growth levels improve, and do not degrade, the quality of the local educational system. (See Policy PF 20.1)*

**Objective ED 8**

**Encourage the preservation and expansion of the local agricultural economy. (See the Agriculture Element, Policy LU 2.1, Objective OS 1, Policy OS 1.1, Policy OS 1.2, and Programs OS 1.2 A, 1.2 B, and 1.2 C)**

**Policy ED 8.1**

Cooperatively work with farmers, property owners, universities, colleges, and agricultural organizations and agencies to enhance the viability of agricultural activities and uses.

***Program ED 8.1 A***

*Continue sponsoring the Downtown Farmers Market and other related activities that promote local farming and agriculture.*

**Policy ED 8.2**

Coordinate open space preservation and conservation programs with economic development programs to enhance agriculture.

**Policy ED 8.3**

Development shall not encroach upon or consume productive cropland in areas such as the Suisun Valley. (See Policy OS 1.4 and Policy OS 1.5)

**Policy ED 8.4**

Attract industry that complements and supports the local agricultural economy.

**Objective ED 9**

**Create and encourage an economic climate to facilitate the redevelopment of existing commercial areas.**



### **Policy ED 9.1**

Provide for and encourage the maintenance and long term revitalization of existing commercial areas, such as Texas and North Texas Streets. Where appropriate, incentives shall be used to encourage and assist the private sector to maintain and revitalize these areas.

#### ***Program ED 9.1 A***

*Expand redevelopment district boundaries to include all properties adjacent to and fronting North Texas Street from Travis Boulevard to Air Base Parkway. (See Program UD 4.4 A)*

#### ***Program ED 9.1 B***

*Extend the powers of eminent domain for all redevelopment areas, with appropriate restrictions, such as those prohibiting eminent domain on owner occupied residential units.*

### **Policy ED 9.2**

Leverage redevelopment funds and private funds by targeting federal, state, and local resources to the existing commercial areas.

#### ***Program ED 9.2 A***

*Evaluate the feasibility of creating enterprise zones, incubator projects, or other appropriate programs.*



# **Supporting Text**

## **Existing Conditions**

### **Background**

Fairfield is at the center of the fastest growing County in the San Francisco Bay Area, one of the strongest marketplaces in the nation. Fairfield also benefits from an excellent transportation network, availability of developable land, a diverse housing supply, a healthy business mix, and exceptional quality of life.

Throughout its early history, Fairfield's economy was primarily agricultural. Agriculture remains an important part of the City's economy and of its character. When Travis Air Force Base was established and later incorporated into the City, local employment concentrated at the Base. And while Travis remains the City's largest employer, economic development over the years has diversified the economic base and provided plentiful, stable and desirable employment opportunities.

### **Employment**

Employment growth in Fairfield is strong and steady. Historically, Fairfield accounted for approximately one-third of Solano County's employment. Population growth in Fairfield is also strong, although its pace appears to be slowing and is exceeded by the pace of employment growth.

### **Commercial**

Retail and office development generates jobs, offers convenience, and provides needed services to residents and local businesses. Commercial development also plays an important role in the City's financial ability to provide a high level of services to the community.

### **Retail**

Fairfield is the retail leader of Solano County, generating approximately one-third of the County's total sales in the year 2000. Between 1990 and 2000, taxable retail sales increased 53 percent.

The City's retail sector is concentrated in four geographic areas: Solano Mall, Downtown Fairfield, North Texas Street and along Interstate 80.

Solano Mall exemplifies the strength of Fairfield's retail market. An enclosed regional shopping center of over one million square feet, its trade area embraces a population of over 250,000 and includes Vacaville, Vallejo, Suisun City, unincorporated Solano County, and much of Napa County.



The Gateway is an area of approximately fifty-six acres that wraps around the Mall to the north and west. The site includes a mixture of uses including office and retail. The area is intended to serve as a focal point for commercial activity in the county. Located just north of the Mall, Gateway Plaza is the Gateway's primary retail development, a 196,000 square foot promotional retail center. In the year 2000, a new phase of development was completed in the Gateway, including a major national bookstore and other retail shops. In 2002, a new hotel with more than 150 rooms is planned to open.

Downtown Fairfield is a traditional city center. Retail development is concentrated on or near Texas Street. Within walking distance of the County's and the City's government offices, downtown businesses benefit from the proximity of a large pool of potential customers. Most downtown retailers are sole proprietors or partnerships, serving a largely local clientele. In 1989-90, The City's Redevelopment Agency sponsored a \$6 million improvement project that preserves the pedestrian scale and hometown feel of the downtown while adding color and vitality to the streets and sidewalks.

North Texas Street is a sparsely landscaped retail corridor featuring strip commercial development, gasoline stations, fast food restaurants, and neighborhood retail centers. The age of buildings ranges from the 1950's to the 1990's, with the majority of construction taking place in the 1950's and 1960's.

Retail development along the Interstate 80 corridor is primarily regional. Extending from the North Texas Street exit in the northeast part of the city to the Suisun Valley Road exit in Cordelia, existing development addresses freeway-related needs, such as fast food, lodging, and gasoline, as well as regional uses like automobile dealerships.

## **Office**

Drawing regional and local tenants, Fairfield's office market experienced a dramatic transition in the late 1980's. The completion of a major quality office building in the center of the City, as well as the development of a number of quality office developments in the business parks, focused attention on the office market.

Downtown Fairfield offers more traditional office and office/retail options. City and County government offices create a spinoff demand for other professional offices.

## **Industrial Development**

Fairfield's industrial sector is diverse and vigorous. Several manufacturing, light industry, back office, distribution, and research and development firms are located in Fairfield. Specific business and industrial parks were developed to meet the



needs of particular businesses. Tolenas Industrial Park, a 300-acre park located along Air Base Parkway, is zoned for general manufacturing.

Solano Business Park and Busch Corporate Center are light industrial parks. Located along Highway 12, these parks contain light manufacturing facilities, professional offices, and distribution facilities. Other, smaller light industrial parks are located along Air Base Parkway (e.g., Travis Industrial Park) and in Cordelia (e.g., Fairfield-Cordelia Industrial Park). Located in Cordelia adjacent to Solano Community College, Fairfield Corporate Commons is planned for research and development and office uses. Its development currently is targeted toward office uses.

## **Future Conditions**

### **Background**

Under the policies contained in this element and other General Plan elements, Fairfield will continue to experience significant, yet controllable, levels of economic growth. As implemented, the plan policies will provide the City with the means to continue to diversify its economic base, while recognizing and protecting the important role of Travis Air Force Base.

### **Employment**

Fairfield's one-third share of all Solano County jobs is expected to continue through 2020. Future job creation in the County is projected to come primarily from the retail, manufacturing, services, and construction sectors of the economy. In Fairfield, the relocation or expansion of small and medium-sized firms into the City accounts for a significant portion of job growth. At general plan buildout, Fairfield is projected to have approximately 77,000 jobs. Centers of employment are located in a number of locations through the city, and no one area is expected to receive a majority of new jobs.

### **Retail**

Newer retail development along the I-80 corridor is expected to focus more on regional retail uses, and less on highway commercial uses, drawing customers from well beyond the City limits. Areas such as the 118 acre Regional Commerce Center at the junction of I-80 and I-680, and redevelopment of the County Hospital site at Texas Street and Beck Avenue are all examples of areas which will be developed on regional scale.

Neighborhood retail growth will be directed to designated neighborhood shopping center sites, located throughout the city in close proximity to surrounding residential areas.



## **Office**

A limited amount of new office development will take place in the periphery of the Downtown. Successful leasing of completed buildings, along with affordable land prices and a low vacancy rate, will continue to contribute toward a significant demand in office projects. Office uses will continue to be developed at key intersections in the community. Furthermore, smaller office developments occupied by primarily service related businesses will develop in areas convenient to the neighborhoods.

The 157 acre Planned Employment Center, situated along the east side of Green Valley Road next to the Regional Commerce Center, will be developed for office and business-related uses in the coming years.

Approximately 70 acres of office uses are planned for the area surrounding the Fairfield-Vacaville Train Station, which will be constructed at the intersection of Peabody Road and the Union Pacific railroad tracks.

## **Industrial**

With well over 10 million square feet of existing occupied industrial space and over 1,400 acres of vacant land planned for industrial and business development, Fairfield offers both short and long-term opportunities for quality business development.

With accessibility to Highway 12 and rail service, the Tolenas industrial park is ideal for additional heavy industrial users. There will continue to be demand for these industrial sites. However, large amounts of land currently designated for industrial uses in this area will make the supply of land exceed demand in the through the end of the decade.

Several hundred acres of vacant industrial acreage are located in the Solano Business Park, Busch Corporate Center, and Cordelia, providing ample available land for light industrial growth beyond the year 2000. These areas will continue to attract light industrial and back office uses and will see the greatest absorption over the next ten years.

At least 800 acres of unincorporated land east of Peabody Road is expected to be designated for development of an industrial park dedicated for research, development and high-technology businesses.



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# Travis Air Force Base Protection Element

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## Introduction

The purpose of this General Plan Element is to demonstrate the City's strong support for Travis Air Base and to emphasize the City's commitment to ensuring the continued operation of Travis AFB. Many of the policies contained in this Element are also contained in other elements of the General Plan, including the Land Use; Circulation; Open Space, Conservation & Recreation; Health and Safety; and Economic Development. Their grouping into one cohesive element ensures that pertinent General Plan policies related to the protection of Travis AFB can be easily recognized and used.

Travis Air Force Base (AFB) is home to the world's largest military airlift unit, the 60th Air Mobility Wing, and also serves as the home base for the Wing's reserve counterpart, the 349th Air Mobility Wing (Associate). In 1995, the function of the Base was expanded by the addition of air refueling assets from March Air Force Base. The United States Department of Defense has been using the site for military operations since the early 1940's. The Base is vitally important to Fairfield's and Solano County's overall economic health.



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## **Goal**

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**Protect the mission and operation of Travis Air Force Base.**

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## **Objectives, Policies & Programs**

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### **Objective TP 1**

**Ensure that future land uses are compatible with the continued operation of Travis AFB.**

#### **Policy TP 1.1**

Future development shall not conflict with the viability of Travis AFB. (See Policy LU 13.3 and Policy ED 1.9)

#### **Policy TP 1.2**

Continue to notify the Air Force of proposed development activities in the vicinity of Travis AFB.

#### **Policy TP 1.3**

Proposed land uses shall be consistent with the land use compatibility policies and criteria of the 2002 Land Use Compatibility Plan (LUCP) for Travis Air Force Base. (See Policy LU 13.3, and Policies HS 5.1, HS 5.2, HS 5.3, and HS 9.2)

#### **Policy TP 1.4**

Projects within the LUCP Compatibility Zones A, B1, B2, C, D or the Height Review Overlay Zone as shown on Exhibit HS-3 of the General Plan shall be referred to the Solano County Airport Land Use Commission (ALUC) as required by the Travis AFB Land Use Compatibility Plan (LUCP).

#### **Policy TP 1.5**

Maintain current agricultural zoning in the area east of Northgate Road, including the Jepson Prairie, for land that is not within the boundaries of the Base. (See Policy OS 1.3, Policy OS 9.3, and Program OS 9.3 A,)

#### **Policy TP 1.6**

Continue to support the role of Travis Air Force Base as a significant contributor to the economic base of the community. (See Policy ED 1.9)



### **Policy TP 1.7**

Two hundred units of housing shall be exempt from any special funding mechanism established to pay for new infrastructure to serve the northeast area of the City and shall provide preference for affordable housing for military personnel stationed at Travis Air Force Base.

### **Objective TP 2**

**Protect the citizens of Fairfield from excessive noise and protect Travis Air Force Base from noise complaints by preventing incompatible land uses from encroaching upon the base. (See Objective HS 9)**

#### **Policy TP 2.1**

All new land use proposals shall comply with the noise and overflight policies of the 2002 LUCP for Travis Air Force Base. (See Policy HS 9.2 and Program HS 9.2A and Policy LU 12.3)

#### **Policy TP 2.2**

No new residential zoning will be applied to land in Compatibility Zones A, B1, B2, or C and no new schools will be permitted in these areas. (See Policy HS 9.2 and Program HS 9.2 A)

#### **Policy TP 2.3**

For all new residential development east of Claybank Road, require homebuyer-renter notification of the aircraft noise associated with Travis AFB.

### **Objective TP 3**

**Ensure the safety of persons on the ground from potential hazards from the operation of Travis Air Force Base. (See Objective HS 5 and Policy LU 12.3)**

#### **Policy TP 3.1**

No new development shall be permitted in the Compatibility Zones A, B1, and B2. Development shall be limited in Compatibility Zone C, per the 2002 LUCP.

### **Objective TP 4**

**Protect the safety of aircraft in flight. (See Objective HS 6)**

#### **Policy TP 4.1**

Objects and structures within the Compatibility Zones C, D, and the Height Review Overlay Zone as shown in Exhibit HS-3 shall conform to FAR Part 77 height limits. (See Policy HS 6.1)



### **Policy TP 4.2**

Development proposals shall be reviewed for hazards to aircraft in flight, including: uses that release into the air any substance such as steam, dust and smoke which would impair pilot visibility; uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting; sources of electrical emissions which would interfere with aircraft communications or navigation; and uses which would attract birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of the Base.

### **Objective TP 5**

**Protect the viability of Travis AFB to accommodate expansions and new and/or different missions consistent with the changing world role of the United States.**

#### **Policy TP 5.1**

Establish a reserve of land to be set aside for the expansion of Travis AFB or a change in its mission.

#### **Policy TP 5.2**

Establish mechanisms to facilitate the exchange of information between the City of Fairfield and the Air Force as follows:

- a. Early notification by the City to the Air Force of development projects east of Claybank Road;*
- b. Early notification by the Air Force to the City of changes in aircraft flight patterns;*
- c. An ongoing consultation mechanism between the City and the Air Force on issues of mutual concern.*

#### **Policy TP 5.3**

The projected need for additional utilities and other municipal services by Travis AFB should be considered in the development of new infrastructure plans.

#### **Policy TP 5.4**

The City will cooperate with Travis Air Force Base officials in identifying strategies to meet the housing needs of military personnel. (See Policy HO 7.5 and Program HO 7.5 A)



# **Supporting Text**

## **Community Encroachment Issues**

Airports, both civilian and military, can come under substantial pressure to close or relocate because of complaints of noise and other health and safety concerns from area residents, even in cases where the airports preexisted the residential development. Development in the vicinity of an airport can be considered as encroachment if there are not adequate mechanisms to ensure that the development is compatible with the operations of the Air Force. The Travis Air Force Base Protection Element policies are intended to provide for compatibility between the operations of Travis Air Force Base and future development in the City. The Element is therefore considered as a means to prevent encroachment by the City on the Base.

## **History of Land Use Compatibility Planning in the Vicinity of Travis AFB**

In 1974, the City of Fairfield entered into a Memorandum of Understanding with the Air Force and the California Office of Planning and Research which established a process for the three agencies to report and comment on development projects within the vicinity of Travis AFB. The intent of the MOU is to assure that proposed activities are compatible with State, Regional, Local and Base plans and programs.

In 1976, the Air Force prepared the first Air Installation Compatible Use Zone (AICUZ) Study for Travis AFB. This AICUZ was updated by the Air Force in 1989 and in 1995. The purpose of the AICUZ study is to promote compatible land development in areas subject to aircraft noise and accident potential. In 1990, the Solano County Airport Land Use Commission (ALUC) adopted the Comprehensive Airport Land Use Plan for Travis Air Force Base (ALUP). The purpose of the ALUP is to protect Travis AFB, the safety and general welfare of people in the vicinity of the Base, and the safety of air navigation.

The 1990 ALUP was based on the 1989 AICUZ Report. Both the 1989 AICUZ and the 1990 ALUP include noise contours and accident potential zones for the current flying activity of the Base. Both documents contain comprehensive land use compatibility guidelines. These guidelines are similar in the two documents, however the ALUP has stricter standards for residential development and schools. The ALUP also contains specific policies regarding land use compatibility in relation to obstruction clearance, noise and overflight, and safety. In 1992, the



ALUC found the City of Fairfield General Plan consistent with the ALUP; and in 1994, the ALUC found the Peabody Walters Master Plan consistent with the ALUP.

In March of 1995, the Air Force released a new AICUZ for Travis AFB. The new AICUZ differs from the 1989 AICUZ by the inclusion of a maximum mission scenario in addition to the current mission scenario. The maximum mission noise contours were generated by expanding current aircraft operations and aircraft types to reflect projected training and operational requirements. The intent of the maximum mission is to assist local agencies in their long-term land use planning in the vicinity of the base.

In June 2002, the ALUC adopted an updated ALUP, now called the Travis AFB Land Use Compatibility Plan (LUCP). The ALUC also adopted a new review procedures document for all Solano County Airports. Should the LUCP become invalid or be set aside, the protection zones and noise contours as shown in Air Installation Compatible Use Zone (AICUZ) shall govern.

## **Base Realignment and Closure (BRAC)**

The Defense Base Closure and Realignment Act established a process to review military installations for realignment and closure. The 1994 BRAC process resulted in the realignment of air refueling assets from March AFB to Travis AFB. The selection of Travis AFB to expand its mission resulted from Air Force plans to establish an air mobility wing to align airlift and air refueling assets under one commander.

For the 1995 BRAC process, eight major criteria and a number of sub-elements were established for selecting installations for closure or realignment. Of these criteria, military value of the installation was given priority. The 1995 BRAC ratings included Travis AFB in the group of Air Force installations with the highest relative merit. Travis was given the highest possible rating (green) on existing and future local community encroachment. Travis received a low rating (red) for air quality and a moderately low rating (yellow minus) for affordability of off-base housing.











# Agriculture Element

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## Introduction

The open space lands used for crop production and animal grazing play a key role in defining the visual context of Fairfield as well as having an important economic impact to Solano County. The General Plan Land Use Element and the Open Space/ Conservation and Recreation Element contain a number of policies for preserving the hillside areas around Fairfield and agricultural lands in Suisun Valley and Green Valley. In addition, the City has a right-to-farm ordinance, and is bound by the terms of a 30 year agreement with the Solano Irrigation District and the Solano County Flood Control and Water Conservation District which prohibits extension of City services to, or annexation of, land in Suisun Valley.

California State Law requires that a General Plan address agricultural resources in a variety of ways. The location and extent of agricultural lands and resources must be addressed in the Land Use Element. In addition, the Open Space and Conservation Element must address the development and utilization of natural resources including soils, and the open space used for the managed production of food and fiber. The Agriculture Element is included as an optional element of the City's General Plan, to emphasize and strengthen existing City policies regarding preservation and enhancement of agricultural lands and activities in the Fairfield General Plan Area, and reducing or eliminating conflicts between agricultural and urban uses.



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## Goals

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The goals of the Agriculture Element are:

Preserve agricultural and grazing lands within the General Plan Area which define the visual setting of Fairfield.

Recognize the economic importance of agriculture in Solano County by directing the City's growth away from important farmlands and prime agricultural soils.

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## Objectives, Policies & Programs

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### Objective AG 1

Support preservation of existing agricultural lands. (See Policy LU 2.1 and Objective ED8)

#### Policy 1.1

Preserve agricultural enterprises by supporting right-to-farm policies, and separating and buffering agricultural lands from new development areas. (See Policy OS 1.1)

#### Policy AG 1.2

Provide economic support for permanent commitment to agricultural uses. (See Policy OS 1.2)

#### **Program AG 1.1A**

*Provide economic supports for growers: low interest loans, farmers markets, tax reforms, and water subsidies, in exchange for long term commitment to agricultural use. (See Policy ED 8.1 and Program OS 1.2A)*

#### **Program AG 1.2B**

*Support the Solano County agricultural preserve program and a strong county right-to-farm ordinance. (See Program OS 1.2B)*

#### **Program AG 1.2C**

*Encourage development of agriculture processing and handling industries. (See Program OS 1.2C)*



**Policy AG 1.3**

Maintain current agricultural zoning in the area east of Travis Air Force Base, including the Jepson Prairie. (See Policy OS 1.3)

**Policy AG 1.4**

Permanently preserve productive agricultural lands within the Suisun Valley by continuing to direct new urban development away from the Suisun Valley. (See Policy LU 2.1, OS 1.4 and ED 8.3)

**Program 1.4A**

*Where land is identified as prime farmland, farmland of statewide importance, or unique farmland on the most recent Important Farmland maps prepared by the California Department of Conservation is proposed for conversion to urban uses, the City shall arrange for preservation of an equal amount of the same class of farmland within the area. Such arrangement may be through fee purchase, purchase of conservation easements, payment of an in-lieu fee, or other mechanism.*

**Policy AG 1.5**

Strongly reaffirm the City of Fairfield's commitment to the basic goals of the 1974 Agreement between the City of Fairfield, Solano County Flood Control and Water District, and the Solano Irrigation District (the "SID Agreement"), and actively participate in any local measures that promote preservation of agriculture adjacent to Fairfield. (See Policy OS 1.5)

**Program AG 1.5A**

*The City shall, in cooperation with Solano County and the Solano Irrigation District, initiate and support an extension of the SID Agreement beyond its current expiration date of January 1, 2006.*

**Policy AG 1.6**

What is Urban shall be municipal, and what is rural shall be within the County. Any urban development requiring basic municipal services shall occur only within the incorporated City and within the urban limit line established by the General Plan. (See Objective LU3, Policy LU 3.1, and Policy OS 1.6)

**Policy AG 1.7**

Annexation areas contained in the City's 1998 Comprehensive Annexation Plan which contain prime agricultural soils shall be given a lower priority than annexation areas without prime agricultural soils with the same land use designation or intended use unless: a) this would not result in orderly development patterns (i.e. pockets of prime agricultural soils surrounded by land developed with urban uses), or b) the annexation area is within an area designated for development by the General Plan, or c) the prime agricultural soils contained within the annexation area are not planned for urban development.



### **Policy AG 1.8**

Annexation proposals should not be processed while there is an active California Land Conservation Act ("Williamson Act") contract(s) on a substantial portion, being 50 percent or more, of the subject property or until a cancellation has been filed with Solano County and less than five years remain on the life of the contract. Exceptions to this policy may be made under either of the following circumstances: a) for properties where development will result in the permanent preservation of substantial (50 percent or more of the subject annexation area) amounts of agricultural land or open space; or b) for those properties whose Williamson Act Contracts were protested by the City prior to adoption of the City's 1998 Comprehensive Annexation Plan.

### **Policy AG 1.9**

Annexation proposals that are within one of the City's Open Space Planning Areas (OSPA's) that contain prime agricultural soils shall be first reviewed by the Open Space Commission for their review and comment.

### **Objective AG 2**

**Encourage the preservation and expansion of the local agricultural economy. (See Policy LU 2.1, Objective OS 1, Policy OS 1.1, Policy OS 1.2, Programs OS 1.2 A, 1.2 B, and 1.2 C, and Objective ED 8)**

### **Policy AG 2.1**

Cooperatively work with farmers, property owners, universities, colleges, and agricultural organizations and agencies to enhance the viability of agricultural uses and activities. (See Policy ED 8.1)

#### ***Program AG 2.1 A***

*Continue to sponsor the Downtown Farmers Market and other related activities that promote local farming and agriculture. (See Program ED 8.1 A)*

### **Policy AG 2.2**

Coordinate open space preservation and conservation programs with economic development programs to enhance agriculture. (See Program ED 8.2)

### **Policy AG 2.3**

Development shall not encroach upon or consume productive cropland in areas such as the Suisun Valley. (See Policy OS 1.4, Policy OS 1.5, and Policy ED 8.3)



## **Policy AG 2.4**

Attract industry that complements and supports the local agricultural economy. (See Policy ED 8.4)

## **Objective AG 3**

**Achieve a pattern of development that reinforces the City's desired image.**  
(See Objective LU 2, Objective UD 4, Policy UD 4.1)

## **Policy AG 3.1**

Encourage the preservation of agricultural land surrounding the City and permanently preserve agriculture in the Suisun Valley. (See Policy LU 2.1, Objective OS 1, Policies OS 1.1, OS 1.2, OS 1.3, OS 1.4 and OS 1.5, Programs OS 1.2 A, OS 1.2 B, OS 1.2 C, OS 1.4 A, and Rancho Solano North Master Plan Area Policy 6)

### ***Program AG 3.1A***

*In cooperation with Solano County, establish a permanent agricultural buffer between urban development in Fairfield and agriculture in Suisun Valley. The City shall seek to establish such a buffer through the acquisition of fee title, development rights or conservation easement(s). Agriculture and recreational uses will be allowed within the buffer. The City may choose to lease back to farmers any lands acquired by the City.*

*This buffer shall incorporate existing landforms and features, such as the ridges east of Mankas Corner Road and Clayton Road, and groves of trees so as to take advantage of these features to visually screen development from the Valley. If existing features prove inadequate, the development shall use trees, berms, and other methods to minimize visibility from the Valley. (See Policy LU 2.1 and Program LU 2.1A)*

### ***Program AG 3.1 B***

*The City, in cooperation with the County, shall establish similar buffers between productive permanent agricultural lands and development in other areas undergoing development. (See Program LU 2.1B)*

### ***Program AG 3.1 C***

*The City shall continue to work with the County to plan for the preservation of the hills to the west of Suisun Valley as open space. (See Program LU 2.1C)*



## Supporting Text

One of the underlying goals of the General Plan is to maintain and enhance the City's desired image through a well balanced pattern of development. The agricultural lands in the Suisun Valley and the grazing lands to the north and south of Fairfield play a prominent role in defining the visual character of the City. Further, intensive agriculture (row crop and orchard) plays a vital role in Solano County's economy, accounting for about 150 million dollars yearly in total value of production.

The City's agricultural preservation policies contained in the General Plan are broad and comprehensive. Having realized that the community's sense of identity and quality of life are closely associated with the natural setting surrounding Fairfield, the City has adopted numerous policies and programs aimed at protecting valuable agricultural lands around Fairfield from the rapidly increasing development pressures within the region.

The Environmental Impact Report prepared for the 1992 General Plan identified 2,734 acres of prime agricultural lands in Fairfield's planning area. Most of this land is located within Green valley and Suisun Valley. The 1998 Comprehensive Annexation Plan identified 361 acres of prime farmland in the City's Urban Limit Line. All of this land is located north of Travis Air Force Base within the proposed Fairfield-Vacaville-Solano County Greenbelt and the Travis Reserve Area.











# Definitions

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## **Above-Moderate Income Household**

Households whose income exceed 120 percent of the Solano County median income (\$50,641/year in 1991).

## **Affordable Housing**

Housing that is within the reach of lower and moderate-income households, usually considered to be housing that does not cost more than 30 percent of household income.

## **Air Installation Compatible Use Zones (AICUZ) Document**

A document prepared by the U.S. Air Force which identifies compatible uses for zones, surrounding Air Force bases, that are classified by hazard potential.

## **Airport Land Use Plan (ALUP)**

A plan of the Solano County Airport Land Use Commission establishing compatibility guidelines for land uses around Travis Air Force Base.

## **Annexation**

The extension of City boundaries by attachment of unincorporated territory.

## **Apartment**

A multi-family housing development intended for rental occupancy.

## **Areawide Plan**

A plan which identifies areas for development and open space and which analyzes existing environmental conditions, public facilities and services, and infrastructure demands for the area. The level of detail required for an areawide plan is flexible and allows for a wide variety of applications. The actual topics included vary with the project location and the relevant issues identified. These plans are adopted as elements of the General Plan and are implemented by the zoning ordinance.

## **Arterial Street**

A street designed to primarily serve intra-urban travel, carrying traffic from collector level streets to and from other parts of the City. Access to abutting property is subordinate to the primary function of moving traffic between neighborhoods. Examples are Texas Street, Travis Boulevard, and Waterman Boulevard.

## **Association of Bay Area Governments (ABAG)**

A regional planning body with jurisdiction over the San Francisco Bay Area, including Fairfield.



**Average Daily Trips (ADT)**

The total volume of traffic that crosses over a fixed point on a road in a twenty-four hour period.

**Average Dry Weather Flow (ADWF)**

The average volume of sewage under normal dry weather conditions.

**Bay Conservation and Development Commission (BCDC)**

A State agency with regional permitting authority over development, changes of use, and subdivision in San Francisco Bay, San Pablo Bay, and the Suisun Marsh.

BCDC authored the Suisun Marsh Protection Plan that established the Secondary Management Area for the Suisun Marsh which was subsequently incorporated into the Suisun Marsh Protection of Act of 1977.

**Bikeway, Class I**

Separate off-street bike paths.

**Bikeway, Class II**

Striped bike lanes on existing rights-of-way.

**Bikeway, Class III**

Signed bike routes which share the roadway with motor vehicles.

**Buffer**

An area intended to provide a separation between two, sometimes incompatible, adjacent land uses or properties.

**California Housing Finance Agency (CHFA)**

A state agency which provides below-market interest rate financing for the development of affordable, owner-occupied single-family and multi-family rental housing.

**Capacity**

The maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.

**Central Business District (CBD)**

Downtown Fairfield, that area bounded by Pennsylvania Avenue to the west, Empire Street to the north, Jefferson Street to the east, and Missouri Street to the south.

**Clean Air Plan**

A State-mandated regional plan which includes strategies for attaining and maintaining State and Federal air quality standards.



**Cluster Development**

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

**Cohousing**

A residential structure in which families own individual units but share common areas and facilities as well as the household duties and chores related to those areas.

**Collector Street**

A street designed to serve neighborhood traffic, providing links between local streets and arterials, and access to abutting property. Examples are Marigold Street, Utah Street and Woolner Avenue.

**Community Noise Equivalent Level (CNEL)**

A descriptor of total noise exposure at a given location for an annual average day with special consideration to the increased sensitivity of people to noise during the evening and nighttime hours.

**Community Preservation Ordinance**

An ordinance establishing minimum standards for the maintenance of all properties within the city of Fairfield.

**Community Reinvestment Act**

Directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate or insure to assist in meeting the credit needs of their communities, including lower and moderate-income needs.

**Compatibility**

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

**Comprehensive Annexation Plan**

A compilation of the City's key policies, priorities, and information regarding annexations used to evaluate specific annexation requests for appropriateness, timing, need, etc.

**Condominium**

The legal arrangement in which a dwelling unit in a multi-family housing development is individually owned but property owners share in an undivided interest in the common areas, which are owned, controlled, and maintained through an organization consisting of all the individual owners.



**Congestion Management Program**

State-mandated countywide program which addresses transportation congestion in Solano County.

**Congregate Housing**

A residential facility containing two or more dwelling units and rooming units limited in occupancy and occupied by persons 62 years of age and older, their spouses, or surviving spouses, except for rooms or units occupied by resident staff personnel, providing indoor, conveniently located, shared food preparation service and major dining areas, and common recreation, social, and service facilities for the exclusive use of all residents.

**Conservation Areas**

Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in the cases of overriding public interest.

**Conservation Easement**

An easement for the specific use of preserving valuable open space areas in the natural state.

**Convenience Commercial**

Retail establishments offering for sale prepackaged food products, household items, and other similar goods and having a gross floor area of less than 5,000 square feet.

**Day-Night Average Sound Level ( $L_{dn}$ )**

A descriptor of total noise exposure at a given location for an average annual average day.

**Density**

The average number of housing units per acre unit of land.

**Density Bonus**

A density increase in excess of the maximum allowed under the Zoning Ordinance and the Land Use Element of the General Plan.

**Detention Basin**

A basin that holds water to allow the settling of suspended sediments, or, a basin that holds excess treated wastewater in order to regulate its discharge.

**Disabled Person**

A person who is incapacitated by illness, injury, or wounds.



**Duplex**

A residential structure on a single lot consisting of two dwelling units.

**Easement, Public**

The right of a government agency or public utility company to use public or private land owned by another for a specific purpose.

**Economic Base**

The jobs and income-generating activities that provide financial resources to the community.

**Employment Centers**

Areas of high job concentration, usually typified by groupings of office, business, and/or industrial development.

**Enterprise Zone Program**

A program to encourage economic activity in a distressed area, typically in inner-city areas.

**Entryways**

Major points of entry to the City or to specific areas within the City, i.e. the Northeast Area (a.k.a. gateways).

**Environment**

The physical conditions of area including land, air, water, minerals, flora, fauna, noise, and objects of historic and aesthetic significance.

**Environmental Impact**

A significant change or effect to the environment.

**Equal Housing Opportunity**

The provision of housing opportunities to all individuals regardless of race, creed, color, nationality, age, gender, sexual preference, or other potentially discriminatory factors.

**Equivalent Sound Level ( $L_{eq}$ )**

A common noise descriptor of the average sound level at a given location over a one-hour period.

**Estate Lot**

A large residential lot typically not less than 15,000 square feet in area.

**Factory-Built Housing**

A single-family structure that is manufactured in a factory, transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device



allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame.

**Fairfield Planning Area**

The entire geographic area that bears relation to the City. It includes areas within and outside of the City limit lines. The City's planning area includes all lands designated on the Land Use Diagram.

**Fair Housing Program**

A program which provides fair housing counseling, investigation of discrimination complaints, mediation of landlord/tenant complaints, mortgage counseling, and other related services to the community.

**Family**

A household in which two or more persons are related.

**Floor Area Ratio (FAR)**

The ratio between the total floor area for all floors of a building to the area of the lot on which the building is located.

**Gateway**

See Entryway.

**Glazing**

Glass or other transparent material used for windows.

**Gross Acre**

Area required for the actual use plus that required for minor and collector streets, utilities, and recreational open space necessary to serve the use.

**Group Homes (Community Care Facilities)**

Facilities designed for the 24-hour medical care of persons who are unable to care for themselves.

**Hazardous Waste**

Any waste substances or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

**Home Occupation**

An occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.



**Homeless Shelter**

A residential structure which provides temporary housing and support services to homeless individuals and families. Some shelters also provide support services and housing for abused women and children and the mentally disabled.

**Household**

Any single or group of individuals occupying a dwelling unit.

**Household Income**

The combined income of all members of a household.

**Housing Assistance**

Programs which subsidize the housing costs for either home owners or renters. Assistance can include first time home buyer programs such as down payment assistance or equity share programs and rental subsidy programs such as security deposit assistance programs.

**Housing Authority**

A federally funded agency which is responsible for administering the Section 8 Rental Assistance Program. The Fairfield Housing Authority operates under the auspices of the City's Housing Services Office.

**Housing Conservation**

Preservation of the City's existing housing stock, both in terms of physical condition and maintaining affordability.

**Housing Costs**

Costs related to the provision of housing including mortgage, principal, interest, taxes, insurance, utilities, and rent.

**Impact Fee**

A charge imposed upon new development by local government to pay for public facilities required to serve new development.

**Incubator Projects**

Projects designed to assist start-up businesses to the point of self-sufficiency.

**Industry, Heavy**

Industries that may be labor and traffic intensive, typically those involved with the extraction and/or the processing of raw materials or manufacturing.

**Industry, Light and Medium**

Industries that are typically of a relatively low intensity and clean character that can be conducted in enclosed structures, i.e. research, the assembly of premanufactured or preprocessed materials, etc.



**Infill Development**

Development that occurs on vacant parcels within developed portions of the City.

**Infrastructure**

The system of roadways, sewage facilities, flood control facilities, street lights, water lines, etc. that provide the foundation for development.

**Interruptible Users**

Non-residential water service customers that have agreed to allow their water service to be shut off at specific times (i.e. during certain seasons, especially fall and winter) or under certain situations (i.e. the supply of excess water is depleted) in return for a discounted water rate or some other benefit. Interruptible water is almost always used for landscape irrigation although it is sometimes used for wetlands mitigation.

**Jobs-Housing Balance**

A match between the number, type and salaries of employment opportunities and the number type and cost of housing in a geographic area.

**Land Use Categories or Designations**

Classifications of similar and compatible land uses.

**Land Use Diagram**

The map of the general proposed distribution of land uses by land use categories as described in the Land Use Element.

**Levels of Service (LOS)**

The different operating conditions which occur on a lane or roadway when accommodating various traffic volumes. It is a qualitative measure of the effect of traffic flow factors, such as speed and travel time, interruptions, freedom to maneuver, driver comfort and convenience, and, indirectly, safety and operating costs. Roadway and traffic conditions, ranging from ideal to forced flow, have been divided into six levels of service for qualitative evaluation.

**Liquefaction**

The fluid-like flow of certain soils during seismic events including earthquakes and tremors.

**Local Agency Formation Commission (LAFCO)**

A five-member commission that has the power and duty to review and approve or disapprove, with or without amendments and conditions, proposals for incorporation and disincorporation of cities, annexation of territory to and exclusion of territory from cities, consolidation of two or more cities, development of new communities under the redevelopment law, and formation of special districts within Solano County.



**Local Street**

Street intended to provide direct access to destinations within a residential or business district. Examples are Buchanan Street, Kensington Street and Kolob Drive.

**Long-Term Affordability**

Maintaining the affordability of a residential project for a certain period of time to a targeted income group. The time-frames for affordability vary from project to project but are typically more than 10 years.

**Low-Income Household**

A household with a household income over 50 percent but not exceeding 80 percent of the Solano County median income. (\$21,001 -\$33,750/year in 1991)

**Lower-Income Household**

Households whose income does not exceed 80 percent of the median income for Solano County, adjusted for household size. This includes both low and very-low income households.

**Manufactured Housing**

Prefabricated housing, including both factory-built housing and mobilehomes.

**Master Development Plan**

A comprehensive detailed plan for the development of a particular area or project.

**Mello-Roos District**

A taxing district for acquiring, constructing and/or maintaining public facilities benefitting the tax payers in the district.

**Metropolitan Transportation Commission (MTC)**

A body created by the State legislature in 1970 to prepare a regional transportation plan for the nine counties in the San Francisco Bay Area. The MTC also approves transportation projects that receive state or federal funding; allocates funds for transit operations; sets toll rates on bridges in the region; evaluates the performance of the transportation system; and promotes transit system coordination.

**Midden**

An accumulation of prehistoric refuse, used as a primary source for archaeological data on the foodstuffs and artifacts of prehistoric cultures.

**Mitigation Measure**

An action that will eliminate or reduce significant effects to an insignificant level.



**Mobilehome**

A trailer or prefabricated structure that is used as a permanent dwelling unit, is connected to utilities, and is designed without a permanent foundation.

**Mode Choice**

Process of forecasting how many travelers will use each of the available or proposed transportation modes (such as automobile, transit, etc).

**Model**

A representation of a real world object or process. Mathematical models are used to represent established relationships which evolve from some process, such as the interaction between speed, flow, and density in a traffic stream.

**Moderate Income Household**

Households whose incomes are between 80 and 120 percent of the Solano County median income (\$33,751 to \$50,640/year in 1991).

**Multi-Family Housing**

Usually a residential development of two or more attached dwelling units, but sometimes defined as three or more attached units (such as in the City's Multi-Family Design Standards).

**Multi-Family Design Standards**

Design standards for residential projects consisting of three or more dwelling units in any single structure, including, but not limited to, apartments, townhouses, and condominiums. Established by City Council Ordinance 89-6.

**Multi-Modal Transportation**

A variety of transportation alternatives, such as automobile, bus, van, rail, bicycle, etc.

**Neighborhood Shopping Center**

A commercial center that primarily services the immediate neighborhood and area in which it is located.

**Nonconforming**

Lots, structures, uses of land and structures, and characteristics of uses, which are prohibited under the terms of the current Zoning Ordinance or General Plan but were lawful at the date of the previous Ordinance or Plan's enactment.

**Open Space Planning Areas (OSPA)**

Eleven areas in the Fairfield Planning Area which, due to their location or physical characteristics, have value as open space.



**Paratransit**

An alternative form of transportation targeted towards a specific group of people such as company employees, residents of residential complex, or the mobility-impaired. It may or may not have a fixed route or stops or a predetermined schedule.

**Park and Ride Lots**

Vehicle parking lots provided for the convenience of transit riders or carpoolers.

**Patio Home**

A type of zero lot line detached or semi-detached single-family house built on a small lot enclosed by walls with no side yards and a limited or no front yard.

**Peak Hours**

The sixty-minute periods in which traffic volume is the highest for the day. Peak hours during the weekday are typically 7:00 to 9:00 AM and 4:00 to 6:00 PM.

**Peak Wet Weather Flow (PWWF)**

The average volume of sewage under wet (winter) weather conditions.

**Planned Development Process**

Land use planning that allows diversification in the relationship of various buildings, land uses, structures, and open spaces in order to avoid the rigid standards of conventional zoning.

**Planned Site**

Site that is definitely intended for acquisition, development, and use.

**Potential Site**

Site that is desired for a particular use or development but for which plans or arrangements for acquisition have not been made pending additional study.

**Prime Soils**

Land with the best combination of physical and chemical features for the production of agricultural crops.

**Recreation, Active**

High level activities including soccer, baseball, softball, tennis, gymnastics, swimming, etc. that require substantial facilities to be constructed.

**Recreation, Passive**

Low level activities including nature observation, scenic appreciation, picnicking, walking, and other activities that require minimal facilities.



**Redevelopment Tax-Increment Set-Aside Funds**

Tax-increment monies (20 percent) set aside by Redevelopment Agencies in a fund for housing programs and projects to benefit low and/or moderate income persons as required by Redevelopment law.

**Regional**

A large geographic area; in this General Plan, usually the San Francisco Bay Area.

**Regional Shopping Center**

Commercial center with a variety of department stores and specialty shops that draws its customers from Solano County and beyond.

**Regulatory and Financial Incentives**

Subsidies, grants, waived, reduced or deferred fees, relaxation of planning and design standards, density bonuses, and any of a number of other mechanisms used for encouraging a particular type of development such as affordable housing.

**Rehabilitation**

The process of restoring houses and other structures to at least minimum levels of Building Code standards.

**Relocation Assistance**

Financial and other forms of assistance to aid displaced persons in finding and relocating new places to live.

**Retention Basin**

A basin used in the stormwater drainage system to hold excess water to slow runoff, thus preventing erosion and flooding.

**RIDES**

A ridesharing program for the entire San Francisco Bay Area that encourages car and vanpooling and other forms of paratransit.

**Right-of-Way**

The strip of land over which is built a public road or which is used by a public utility.

**Row House**

An attached single-family dwelling built on a narrow or medium width lot fronting a public right-of-way in which all property rights are individually owned.

**Scale**

Proportion in relation to adjacent buildings and structures.

**Scenic Corridor**

A strip of land on each side of a stream, roadway, or other view area that is generally visible to the public travelling on such route.



### **Secondary Management Area for the Suisun Marsh**

The area established by the Suisun Marsh Preservation Act of 1977 to assure retention of upland areas adjacent to the Suisun Marsh in uses compatible with its protection. It is comprised of upland grasslands and cultivated lands which serve as significant buffers to the wetland areas of the Marsh.

### **Second Unit**

A secondary living unit of limited size permitted on single-family residential lots subject to certain restrictions (a.k.a. "granny flats" and "secondary living units").

### **Solano Affordable Housing Foundation**

A Section 501(c)(3) non-profit housing corporation dedicated to increasing the supply of affordable housing for low and/or moderate income persons residing or employed in Solano County.

### **Source Reduction**

Reducing the waste stream at the source or point of generation.

### **Source Reduction and Recycling Element**

The City's State-mandated plan to divert waste from going to the landfill by 25 percent by the year 1995 and 50 percent by the year 2000.

### **Special Residential Use**

Housing for persons requiring special facilities, such as persons with physical and/or mental handicaps.

### **Specialty Shopping Center**

A commercial center that provides specialized goods and services for a community-level market.

### **Specific Plan**

A detailed plan for the systematic implementation of the general plan for designated areas. As mandated by State Law, the specific plan addresses: 1) the distribution, location, and extent of the uses of land, including open space, 2) the distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan, 3) standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and 4) a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan.



**Sphere of Influence**

The State-required boundary encompassing all unincorporated territory to be ultimately annexed and served by the City.

**Strip Commercial**

Commercial development which lines major thoroughfares, either clustered or freestanding.

**Target Hazard**

Structures that have been identified by the Fire Department as having a high risk to life safety, such as schools, hospitals, jails, hotels, convalescent facilities, large restaurants, places of public assembly, and large apartment complexes; a highly concentrated property value such as shopping malls, warehouses, and manufacturing centers; or a need for excessively large fire flows necessary to extinguish a fire or to contain the fire to the building of origin.

**Tenure, Housing**

Type of housing occupancy, either ownership or rental.

**Traffic Volume**

The total number of vehicles that pass over a given point or section of a lane or roadway during a given time interval; volumes may be expressed in terms of annual, daily, or hourly periods.

**Traffic Volume-To-Capacity Ratio**

The ratio of the volume of a lane, an intersection, or a section of roadway to its capacity.

**Transitional Housing**

Housing facilities intended to provide temporary shelter for homeless or distressed individuals transitioning back to permanent housing.

**Transportation Corridors**

Streets, roads, freeways, highways, or railroads.

**Transportation Systems Management (TSM)**

The combination of several programs to reduce the impact of single-occupancy automobiles on the transportation system.

**Trip Generation**

A determination of the quantity of trip ends associated with a parcel of land or some other generating unit.

**Townhouse**

An attached single-family home in which individual and common land rights exist. A community association maintains and may hold title to any common property.



**Ultra Low-Flow Toilet**

Toilets that use 1.6 gallons per flush or less. (A conventional toilet uses between 5 to 7 gallons per flush. A Low-Flow toilet, uses 3.5 gallons per flush.)

**Ultra Low-Flow Toilet Ordinance**

An implementing ordinance to the California State Law requiring Ultra-Low-Flush (ULF) toilets in all new construction starting January 1, 1992.

**Uniform Building Code**

A set of standards covering the fire, life and structural safety aspects of all buildings and related structures.

**Urban Limit Line**

The City's proposed ultimate boundary, which will include all urban development within the City of Fairfield and may include certain permanent open space areas over which the City wishes to exercise direct control.

**Vacancy Rate**

The percentage of available residential units that are vacant at any one time.

**Vernal Pools**

Seasonal pools of water which form during the wet months and disappear in the dry months, usually characterized by unique flora and fauna.

**Very Low Income Household**

A household with a household income at or below 50 percent of the county median income (\$21,100/year or less in Solano County in 1991).

**Viewshed**

A visual corridor offering expansive and/or spectacular views of scenery.

**Wastewater Reclamation**

The recycling of treated wastewater for agriculture irrigation and industrial processing.

**Water Features**

Fountains, ponds, pools, water sculptures, etc.

**Water, Non-Potable**

Water that has not been treated for drinking.

**Water, Potable**

Water suitable for drinking.



**Water, Treated**

Water that has been processed from its natural state to make it suitable for drinking (potable).

**Water Service Master Plan**

A City plan for the extension and maintenance of water service and infrastructure.

**Watershed**

That region or area that collects and drains water to a particular watercourse or body of water.

**Wetlands**

Areas that are inundated or saturated with surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Zero Lot Line**

The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

**Zoning Ordinance**

Chapter 25 of the Code of the City of Fairfield which establishes various districts in the City and establishes regulation governing use of land and buildings, height limits of buildings, and yards and other open spaces about buildings and requires certain permits be secured for certain such buildings and uses.

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